

INVESTMENT SUMMARY

OFFERING PRICE

400 S. Burnett Road

Cocoa, Florida 32926 | Single-Tenant Retail Investment

\$269,000

Seller financing may be considered

Income-producing retail property with an established convenience-store tenant currently paying **\$2,500 per month**. The opportunity combines immediate in-place income, a single-tenant operating history, and a lease structure that places broad repair responsibilities on the tenant. Qualified buyers can evaluate the existing income stream and longer-term lease positioning.

1,250 SF BASE BUILDING AREA	0.39 AC SITE AREA	\$2,500 CURRENT MONTHLY RENT	\$30,000 ANNUAL BASE RENT
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Investment Highlights

- Single commercial unit currently occupied by an established convenience-store tenant.
- Tenant is current on rent at **\$2,500 per month**.
- Current lease includes broad tenant repair obligations, including roof, HVAC, windows, electrical and plumbing.
- Seller may consider financing for a qualified buyer with acceptable terms.
- Existing tenancy provides immediate income while preserving future flexibility for lease strategy and repositioning.

Known Current Economics

ANNUAL BASE RENT

\$30,000

OSTDS / SEPTIC PERMIT

\$150 annually

2025 PROPERTY TAXES

\$2,076.74 paid

OWNER BUILDING INSURANCE

None reported

Property Snapshot

PROPERTY USE

Convenience Store / Retail

COMMERCIAL UNITS

1

YEAR BUILT

1962

CONSTRUCTION

Masonry/Concrete Frame, Stucco Exterior

PARCEL

24-35-36-00-755

TAXING DISTRICT

Unincorporated Brevard County

ACQUISITION FLEXIBILITY

Seller financing may be considered for a qualified buyer. Final price, down payment, interest rate, amortization, maturity and other terms are subject to seller approval.

ACCESS & DUE DILIGENCE

Drive-bys are welcome. Please do not disturb the tenant or employees. Interior access is by appointment. Lease and supporting property documentation will be provided to qualified buyers at the appropriate stage of due diligence.

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Information is based on public records and seller-provided information and is believed reliable but is not guaranteed. Buyer and buyer's representatives should independently verify income, expenses, lease terms, property condition, utilities, permitted use, dimensions and all other material facts. This summary is for marketing purposes only and is not a substitute for due diligence or legal, tax or financial advice.