

SALE – OFFICE BUILDINGS

840 N. Cocoa Blvd.
(Highway US 1)
Cocoa, FL 32922

BUILDING: 19,610 Total SF
(15,850± sf & 3,760± sf)

LAND: .82± Acres

SALE PRICE: \$795,000.00

GREAT LOWER PRICE!

FEATURES:

- Two freestanding buildings with easy access from US 1 and Forrest Ave.
- New roof, windows and doors – GREAT CONDITION
- 15k sf building is in shell condition and ready for custom build-out
- Can be divided into smaller, individually leasable suites
- Can be owner occupied or leased to multiple tenants
- Lots of windows and double glass door entries
- 84 parking spaces
- Mature trees and lots of shade
- Multi-tenant or single-tenant use
- Monument signage directly on Hwy. US 1

PARCEL ID: 24-36-28-00-00013.1-0000.00

TRAFFIC COUNT: 29,460 AADT (2013)

ZONING: C-N Neighborhood Commercial
City of Cocoa

LOCATION:

Directly on US Hwy 1 (Cocoa Blvd.)
where Hwy 1 intersects with Forrest Ave.

- Accessible via US 1 and Forrest Ave.
- .9 miles north of SR 520 Cswy.
- .7 miles south of Dixon Blvd.
- 2.4 miles south of SR 528 (Beachline)
- 4.7 miles to I-95 via SR 520 Cswy. (King St.)



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INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

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Information contained herein has been obtained from others and considered to be reliable;
However, a purchaser or lessee is expected to verify all information to his/her own satisfaction.

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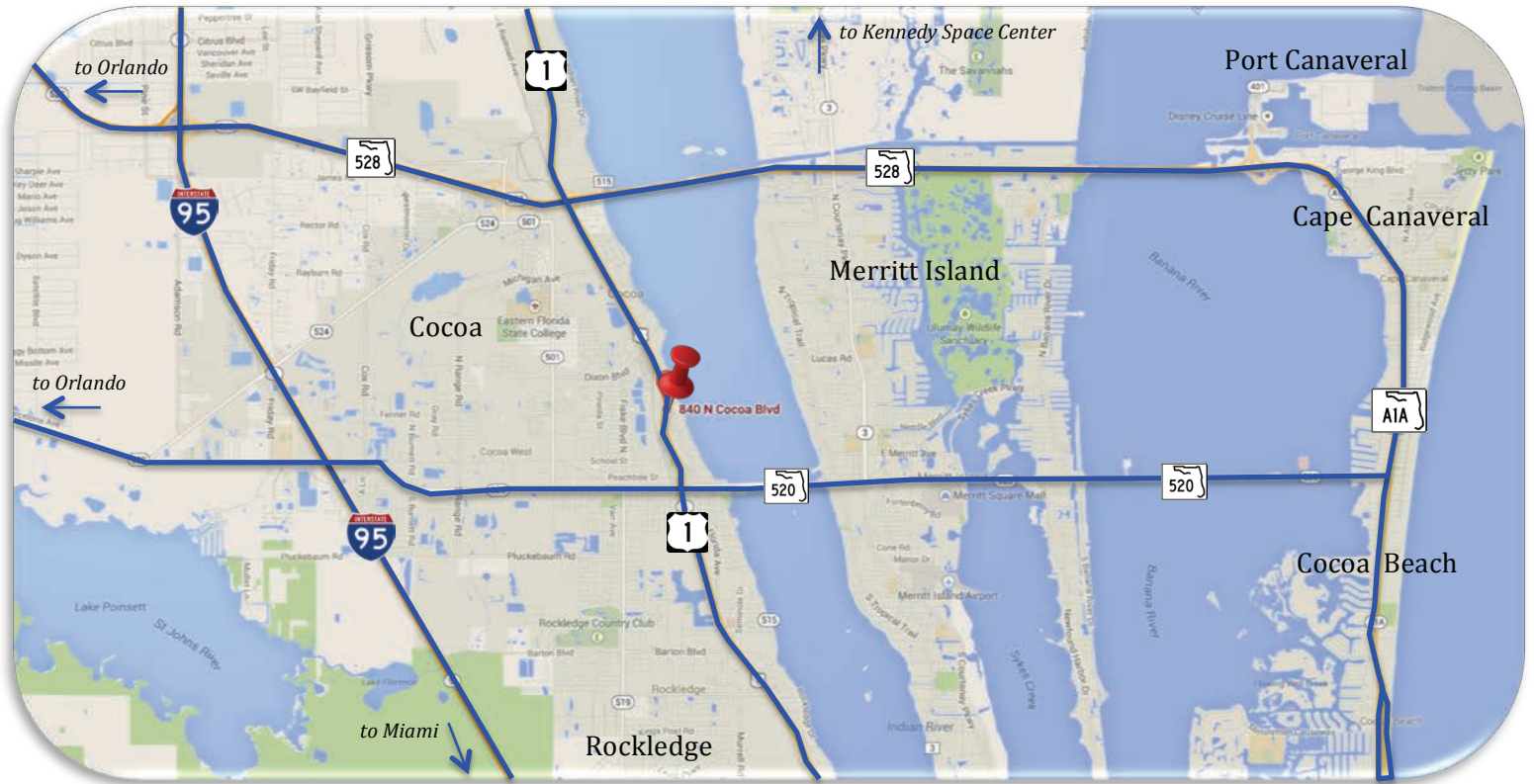
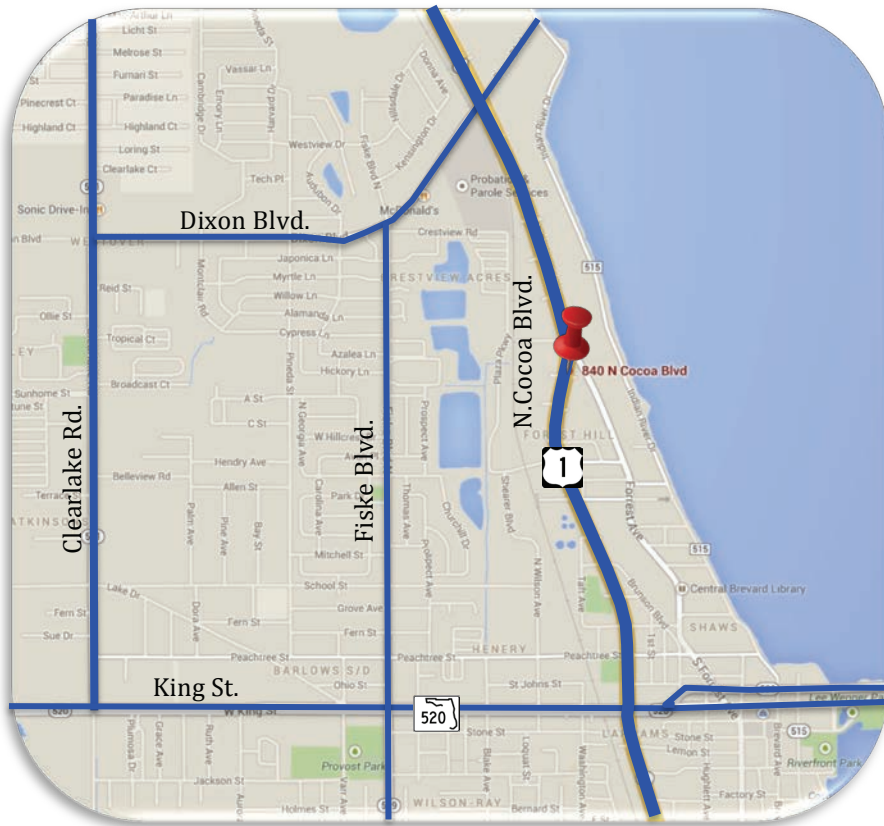
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- High Traffic – 29,460 AADT (2013)
- Great Visibility
- Easy Access from US 1 & Forrest Ave
- Conveniently Located



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Aerial Bird's Eye View – facing north



Aerial Bird's Eye View – facing east



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