

\$245,000



4360 N. Highway 1 Cocoa, FL 32922



PROFESSIONAL OFFICE BUILDING

Direct 100Ft. Highway US 1 frontage with 2100SF under air and full metal roof.

This block and frame constructed structure with 8FT rear overhead door rests on .42 acres with plenty of parking space. The interior is currently setup for medical practice including all required plumbing.

There are 4 exam rooms, conference room, 2 private rest rooms, kitchen, equipment/storage room, and a large reception/waiting area.



Jay Smith, BROKER ASSOCIATE

321-427-6568 Direct

321-636-3131 Office

RealtorJaySmith@Bellsouth.net

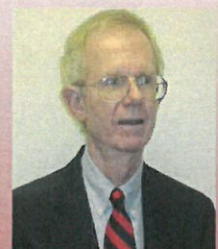


305 Brevard Ave.

Cocoa, FL 32922

TraffordRealty.com

Commercial Division



Hank Taylor, REALTOR

321-636-3131 Office

HLT@cfl.rr.com

Properties for Sale

1 4360 N Highway 1, Cocoa, FL 32927



Property Details

Price	\$245,000
No. Unit	0
Rentable Building Area	2,100 SF
Total Lot Size	0.43 AC
Property Type	Office
Property Sub-type	Medical
No. Stories	1
Building Class	B
Year Built	1984
Zoning Description	BU-1
Tax ID/APN	23-36-31-00-00010.0-0000.00
Status	Active

Broker Information



Hank Taylor

(321) 636-3131

Property Notes

Sale Notes

Direct 100FT Highway US 1 frontage with 2100SF under air and full Metal Roof. This block and frame constructed structure with 8FT rear overhead door rests on .42 acres with plenty of parking space. The interior is currently setup for medical practice including all required plumbing. There are 4 exam rooms, conference room, 2 private restrooms, kitchen, equipment/storage room, and a large reception/waiting area. Private rear entrance. The HVAC condensing unit has been removed and will require replacement.

Property Description

Direct 100FT Highway US 1 frontage with 2100SF under air and full Metal Roof. This block and frame constructed structure with 8FT rear overhead door rests on .42 acres with plenty of parking space. The interior is currently setup for medical practice including all required plumbing. There are 4 exam rooms, conference room, 2 private restrooms, kitchen, equipment/storage room, and a large reception/waiting area. Private rear entrance. The HVAC condensing unit has been removed and will require replacement.

Highlights

Direct Highway US-1 Frontage, 28,610 AADT

Large lot with plenty of paved parking area

Multi-opportunity "BU-1" zoning

Plumbing for Medical Offices

Metal Roof

Across from Panther Ridge, a large scale residential development

Photos

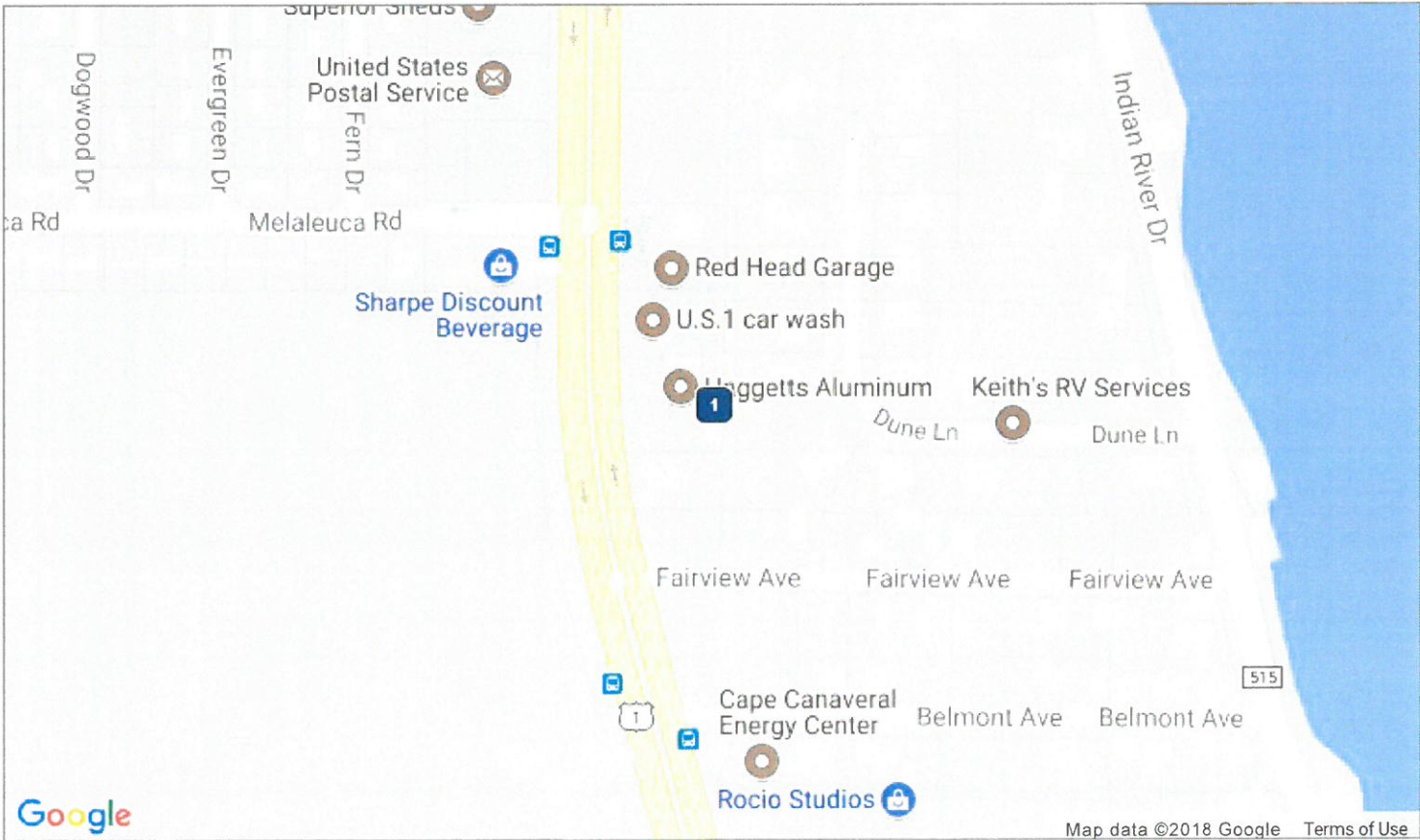








Map



1 4360 N Highway 1
Cocoa, FL 32927