

Office Building In Heart Of Cocoa

414 High Point Drive, Cocoa, FL 32926

Great Investment Opportunity / Perfect for Owner Occupant or Investor!



OFFERING SUMMARY

Sale Price: \$549,000

Acreage: 0.23 Acres

Facility SF: 4,665 SF

Zoning: Brevard County (BU-1)

Utilities: City Water/Sewer, FPL,
High Speed Internet
(Spectrum)

PROPERTY OVERVIEW

1st Floor 2,304 SF + 2nd Floor 2,361 SF = 4,665 SF Total
Unit 2 (1st Floor): Tenant Occupied. Reception, 4 Offices, Conference Room.
Unit 4 (1st Floor): Tenant Occupied. 3 Offices, Conference, Break Area.
Units 1 & 3 (2nd Floor): Owner Occupied. 8 Offices, Conference, Break Area.
Recently Renovated. Roof (2015). Electric Panels (2015). HVAC (2015 & 2017).
Parking Lot Repaved (2021). Parking Lot Re-Striped/Sealed (2022).
Call for Details Regarding Tenant Leases & Financials.
Seller Financing Available Subject to Contract Terms & Buyer Credit.
DO NOT DISTURB TENANTS.

LOCATION OVERVIEW

Located in the center of Brevard County approximately halfway between Interstate 95 and the Beaches. Surrounding businesses include SpaceX, Amazon, Eastern Florida State College & Port Canaveral. Subject Property has a 10-minute drive to Historic Cocoa Village, 20-minute drive to Kennedy Space Center, and 35-minute drive to the Orlando International Airport. Make this the future home for your business today!!

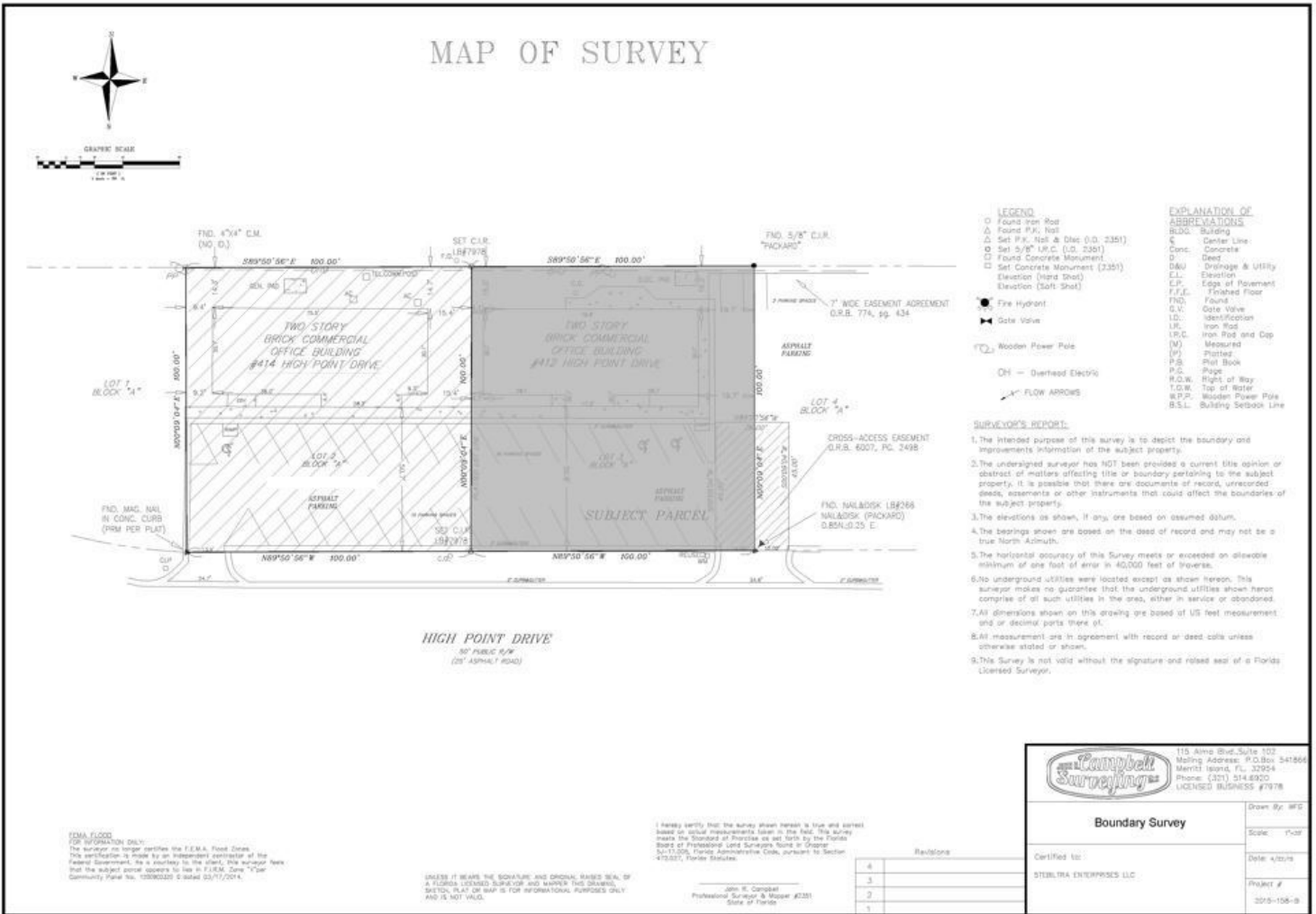
Zachary Ullian

Licensed Real Estate Sales Associate
Cell: 321.750.3439
zach@ullianrealty.com

Office Building In Heart Of Cocoa

414 High Point Drive, Cocoa, FL 32926

Survey



Zachary Ullian

Licensed Real Estate Sales Associate

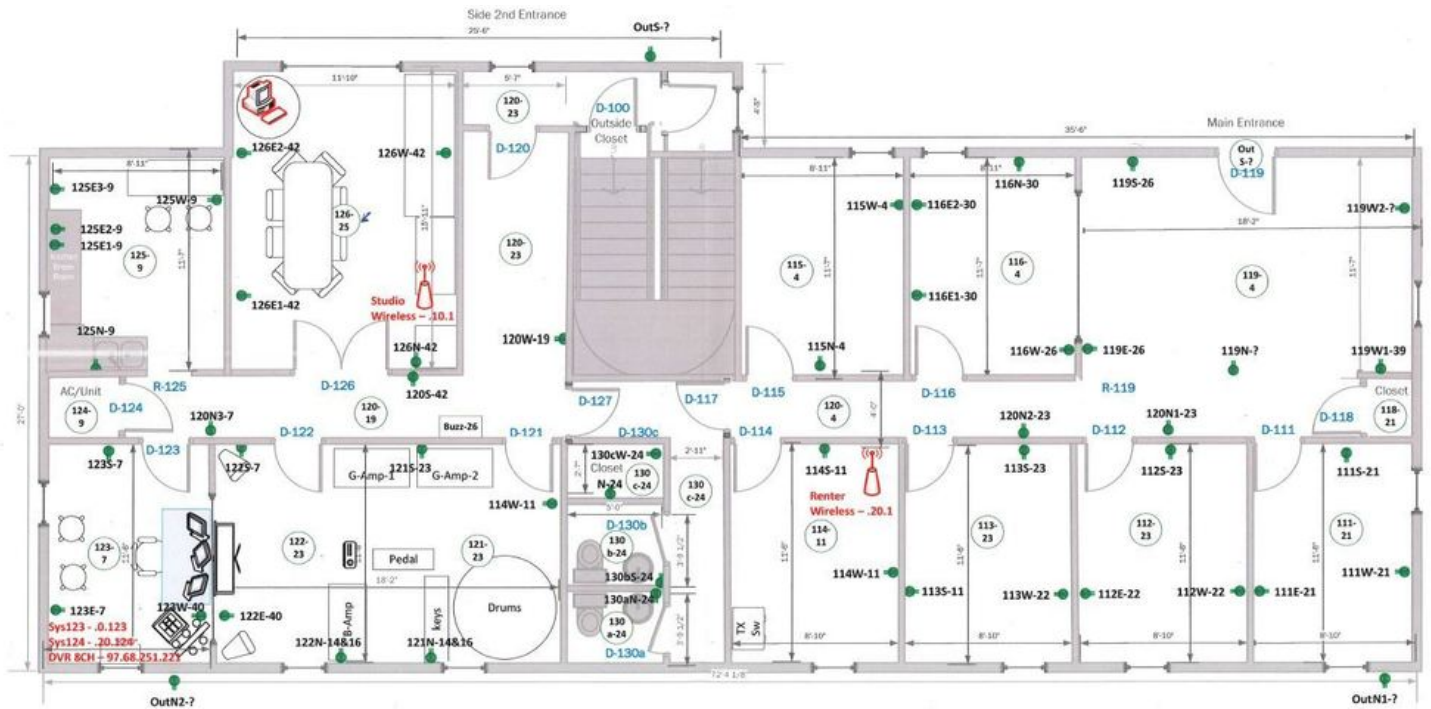
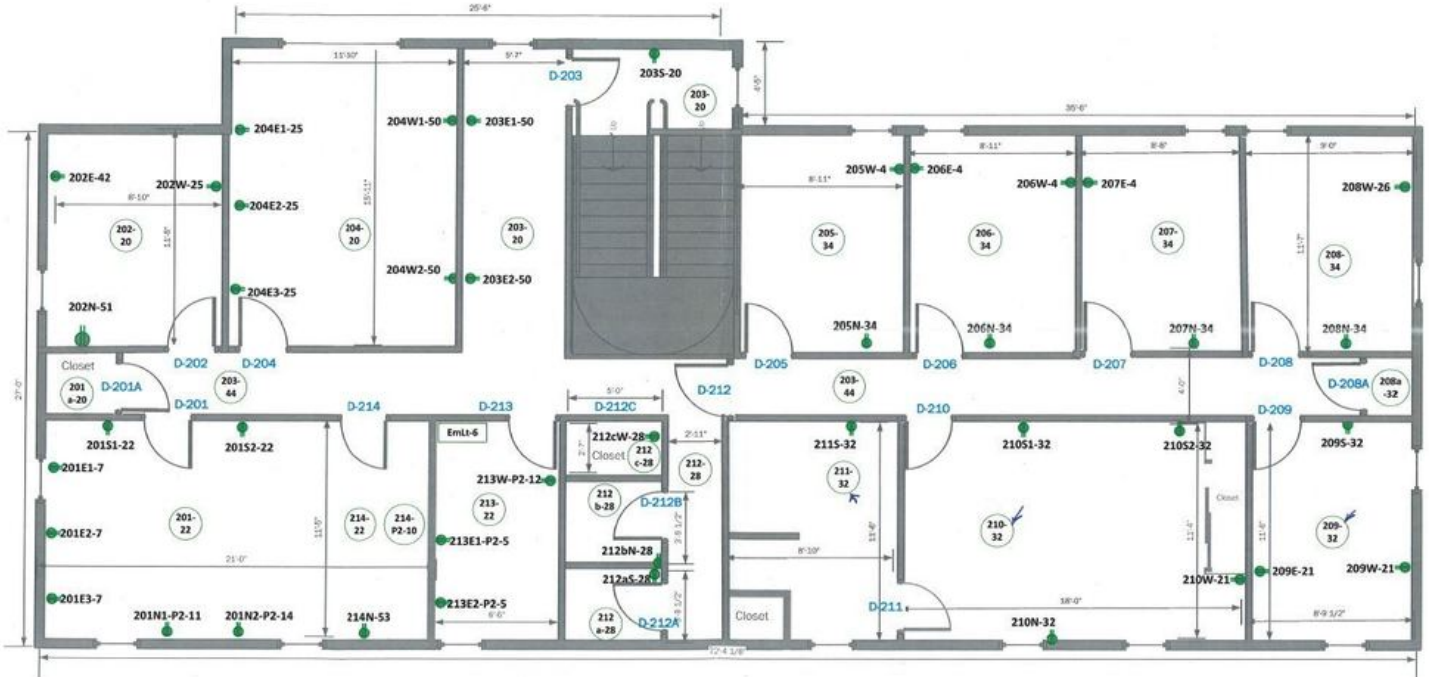
Cell: 321.750.3439

zach@ullianrealty.com

Office Building In Heart Of Cocoa

414 High Point Drive, Cocoa, FL 32926

1st & 2nd Level Floor Plans



Zachary Ullian

Licensed Real Estate Sales Associate

Cell: 321.750.3439

zach@ullianrealty.com

Office Building In Heart Of Cocoa

414 High Point Drive, Cocoa, FL 32926

1st Floor Photos



Zachary Ullian

Licensed Real Estate Sales Associate

Cell: 321.750.3439

zach@ullianrealty.com

Office Building In Heart Of Cocoa

414 High Point Drive, Cocoa, FL 32926

Additional 1st Floor Photos



Zachary Ullian

Licensed Real Estate Sales Associate

Cell: 321.750.3439

zach@ullianrealty.com

Office Building In Heart Of Cocoa

414 High Point Drive, Cocoa, FL 32926

2nd Floor Photos



Zachary Ullian

Licensed Real Estate Sales Associate

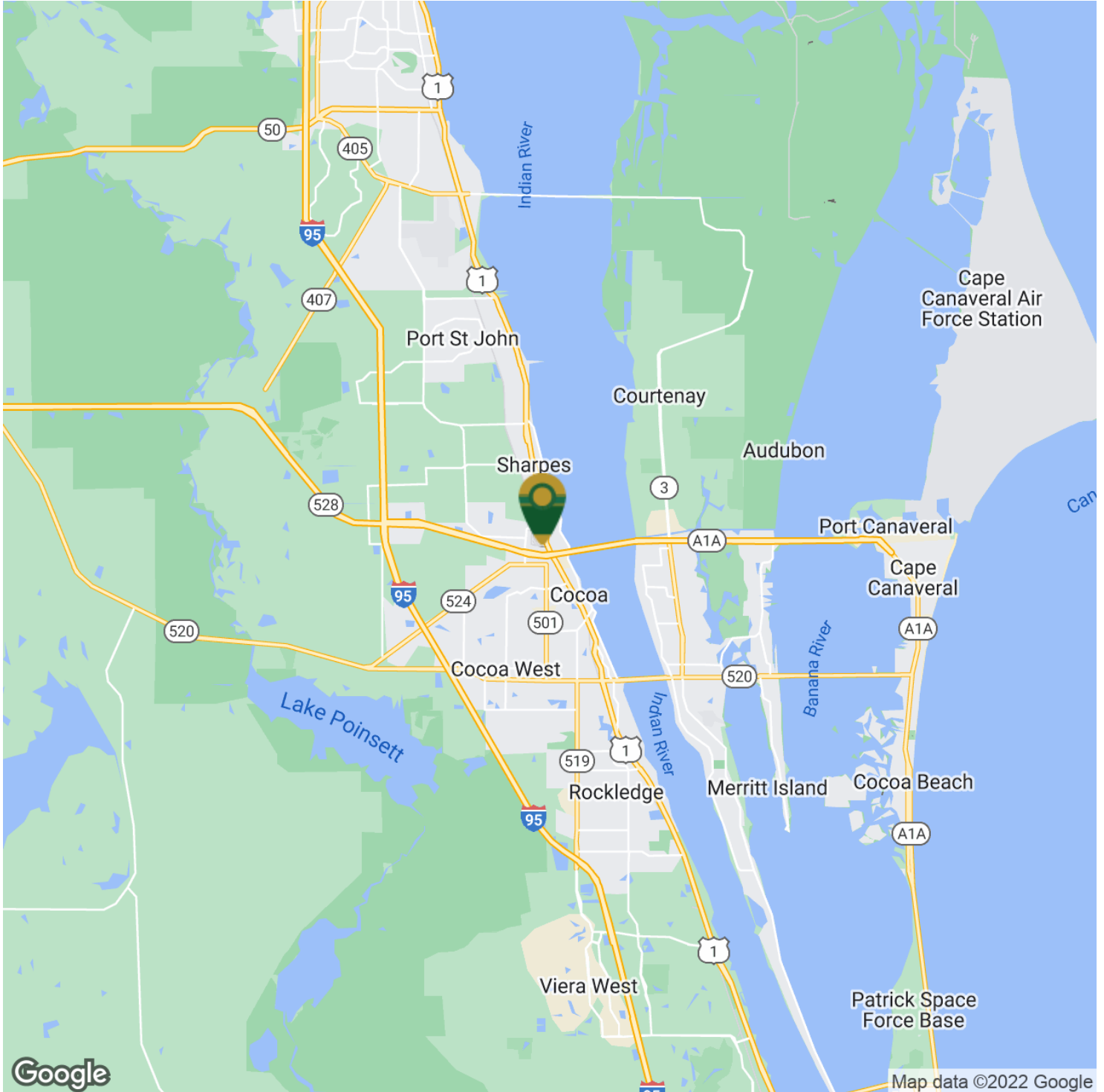
Cell: 321.750.3439

zach@ullianrealty.com

Office Building In Heart Of Cocoa

414 High Point Drive, Cocoa, FL 32926

Location Map



Zachary Ullian

Licensed Real Estate Sales Associate

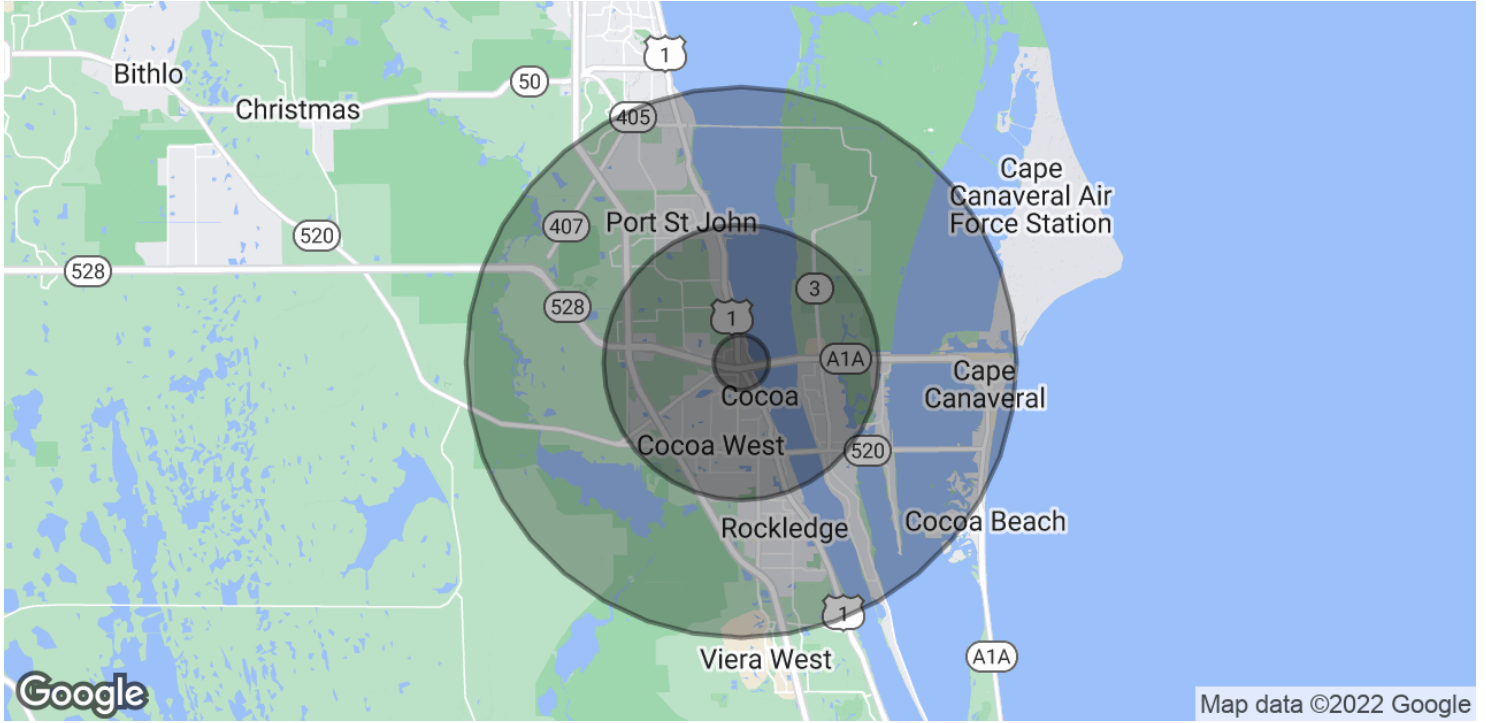
Cell: 321.750.3439

zach@ullianrealty.com

Office Building In Heart Of Cocoa

414 High Point Drive, Cocoa, FL 32926

Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,155	69,964	164,942
Average Age	39.7	40.9	42.4
Average Age (Male)	37.5	39.0	41.6
Average Age (Female)	40.8	42.7	43.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,358	28,206	66,173
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$51,979	\$56,135	\$66,100
Average House Value	\$179,311	\$202,996	\$233,888

* Demographic data derived from 2010 US Census

Zachary Ullian

Licensed Real Estate Sales Associate

Cell: 321.750.3439

zach@ullianrealty.com