



1727 N Atlantic Ave

Cocoa Beach, FL 32931

PRIVATE FREESTANDING OFFICE BUILDING FOR SALE

\$1,800,000

Offered For Sale

4,081 SF

Building Size

33,000 VPD

Traffic Count

10

Private Offices

PROPERTY HIGHLIGHTS

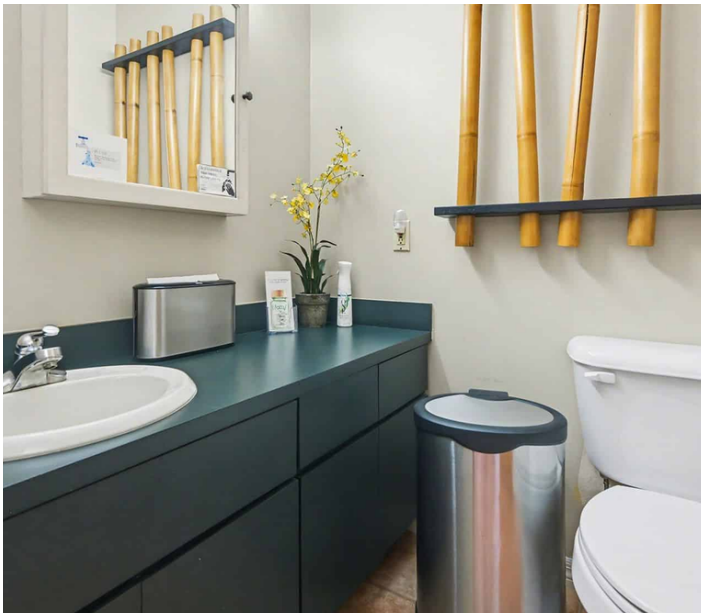
- Well-maintained, freestanding office building located in the heart of Cocoa Beach with prominent A1A frontage and excellent visibility.
- Approximately 33,000 vehicles per day along N Atlantic Avenue (A1A)
- Convenient on-site parking for tenants and visitors
- Surrounded by established businesses, hotels, and residential communities
- Minutes from beach access and downtown Cocoa Beach
- Strong year-round traffic generated by both local residents and tourists
- Beautifully renovated interior featuring wood and tile flooring throughout
- Ten private offices, including four offices equipped with sinks
- Flexible layout suitable for a variety of professional users



Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Licensed Real Estate Broker.

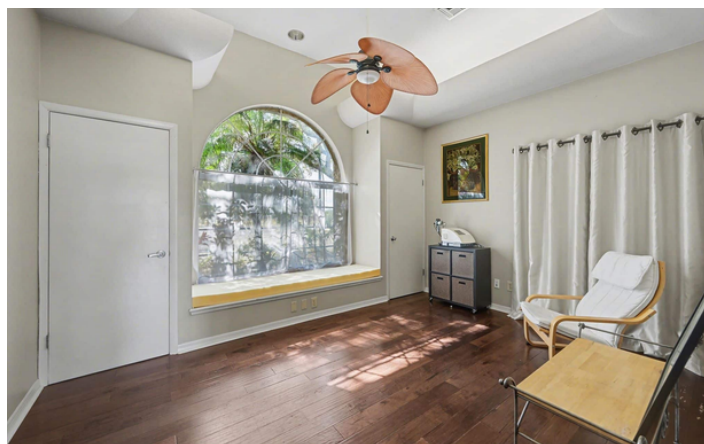
JM Real Estate, Inc. | 6022 Farcenda Place, Melbourne, FL 32940 | 321.242.2882 | JMRealEstate.com

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SITE PLAN & FLOOR PLAN



INVESTMENT OPPORTUNITY

This well-maintained freestanding office building offers prime A1A visibility in the heart of Cocoa Beach, strong daily traffic, and a renovated interior configured for medical or professional office use. With flexible space, on-site parking, and proximity to beach access, downtown Cocoa Beach, hotels, residential neighborhoods, and established businesses, 1727 North Atlantic Ave is well positioned for owner-users or investors seeking a highly visible coastal commercial asset.



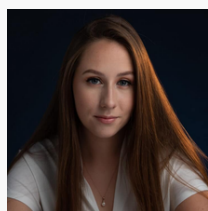
IDEAL FOR

- Medical Office
- Med Spa / Wellness Center
- Professional Office Users
- Owner-User or Investor



**SCAN FOR FULL
PROPERTY DETAILS**

FOR LEASING INFORMATION



SHEY ANDERSON

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