

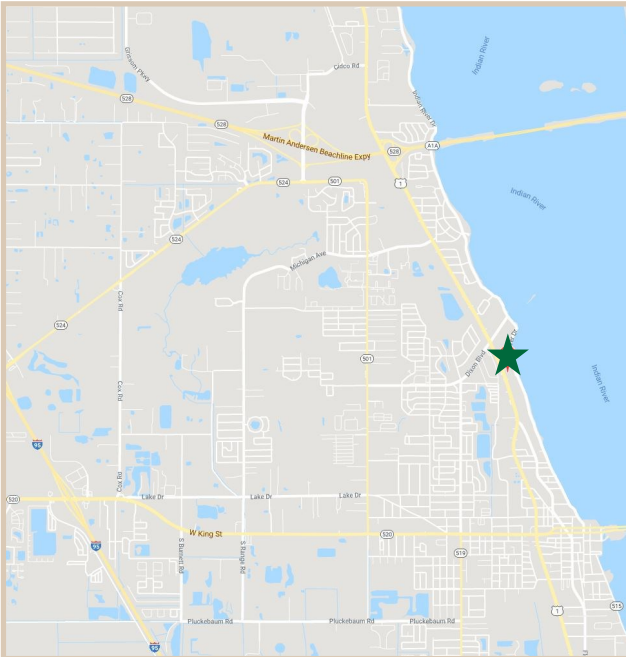
FOR SALE

North Cocoa Plaza

966-970 N Cocoa Blvd, Cocoa, FL 32922

PROPERTY FACTS

Building Area:	8,208 Sq. Ft.
Parcel Size:	.99 Acres
No. of Units:	12 Units
Unit Range:	432-2,376 SF
Year Built:	1982
Construction:	Concrete Block & Stucco
Configuration:	Two Buildings 5,616 Sq. Ft. 2,592 Sq. Ft.
Use:	Office/Retail Complex
Building Height:	Single Story
Zoning:	CN Neighborhood Commercial



PROPERTY HIGHLIGHTS

Price	\$1,600,000.00
Layout & Access	This property has 301.39 lineal feet of frontage on U.S. Highway One. Two different entrances/exits on each side of the plaza.
Location	Near 528 providing direct access to Orlando and the densely populated beachside communities.
Aesthetics	Freshly renovated with a monument sign, new paint, façade signs over each business, and renovated suites. The landscape is regularly maintained to keep a professional look across the plaza.



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
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626 Old Dixie Highway SW
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CONTACT INFO:

Brevard County:	321.725.1961
Indian River County:	772.778.4885
Fax:	772.778.4908
Leasing:	leasing@vscrc.com

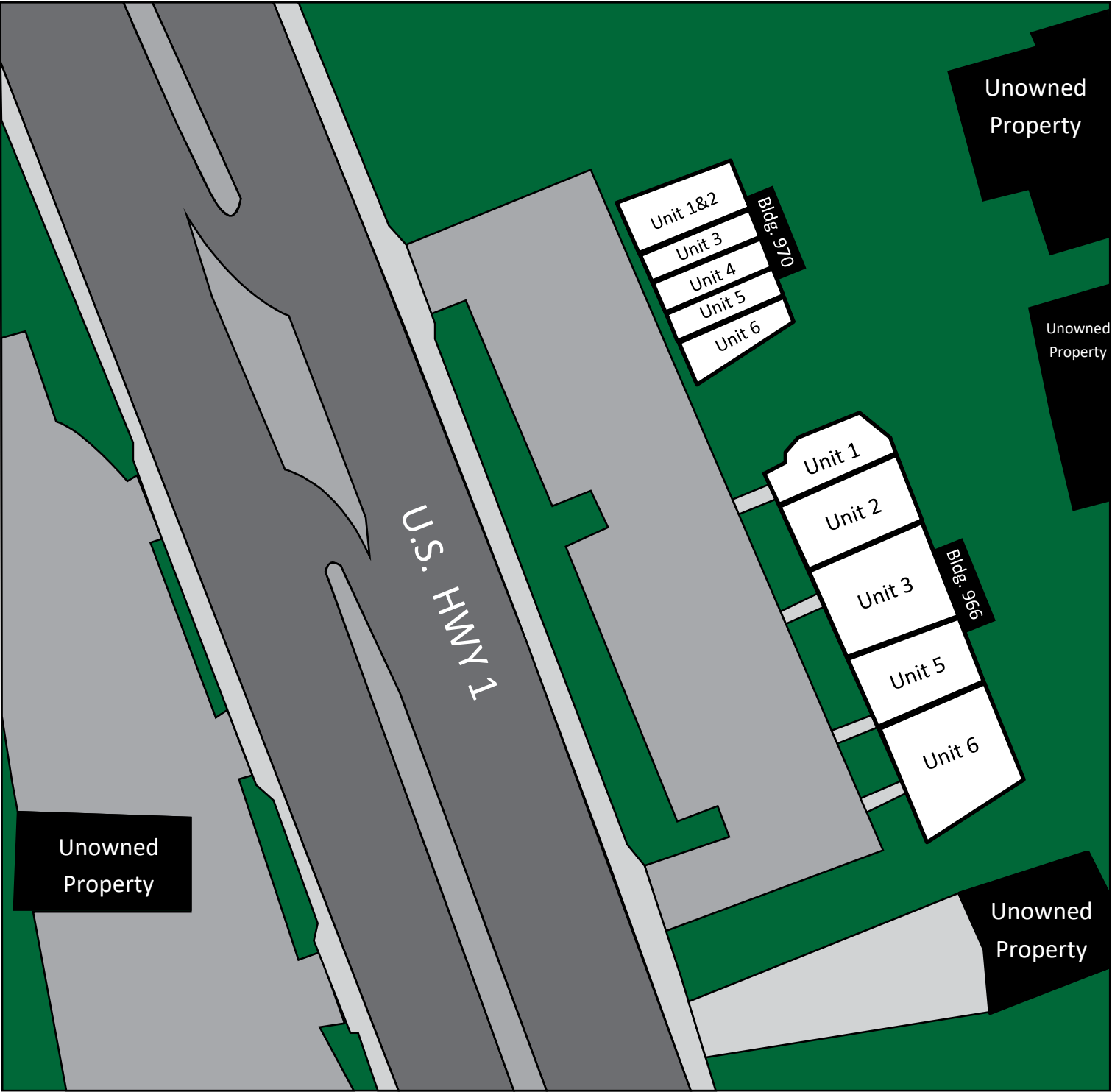
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SITE PLAN

Site Plan

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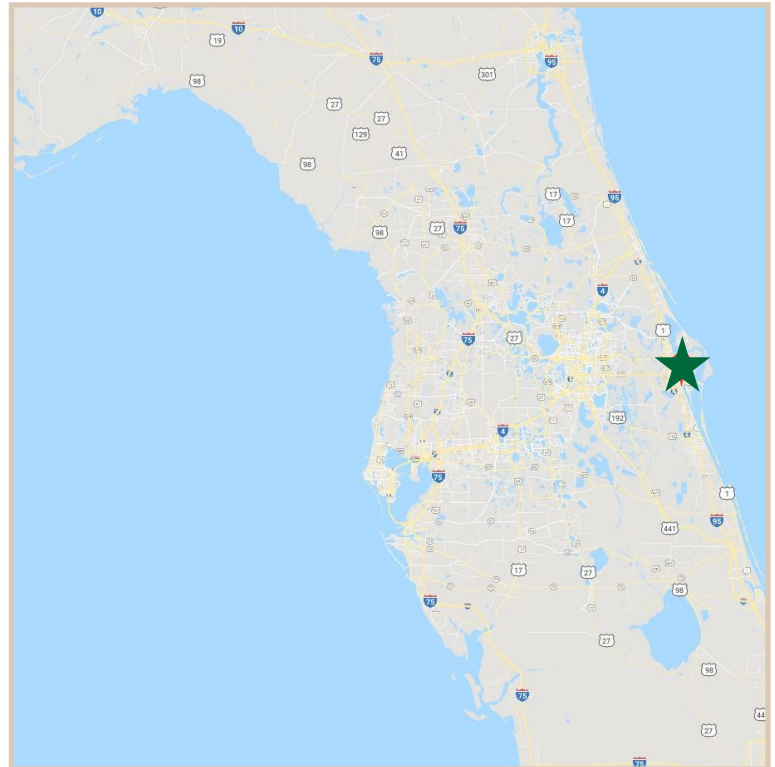
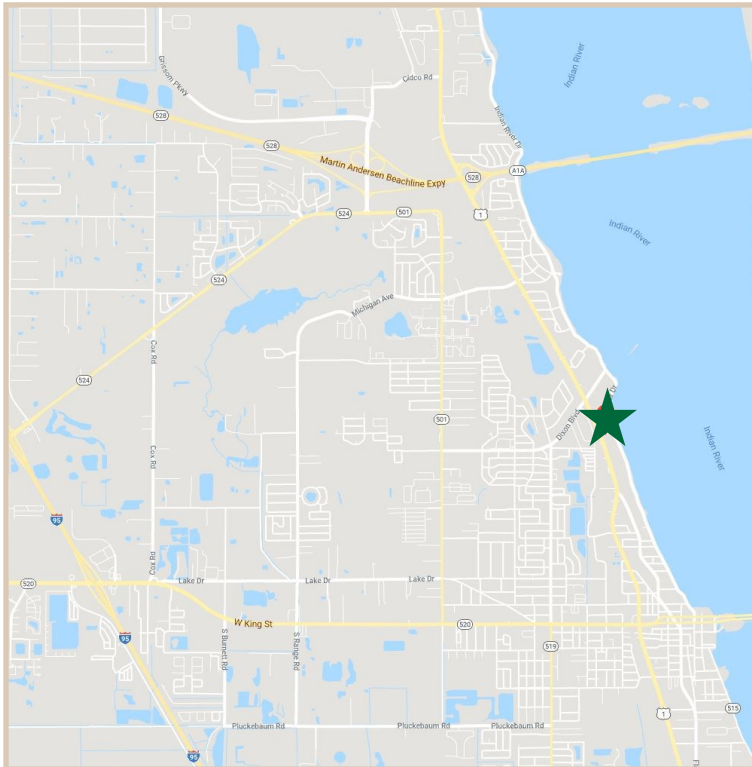
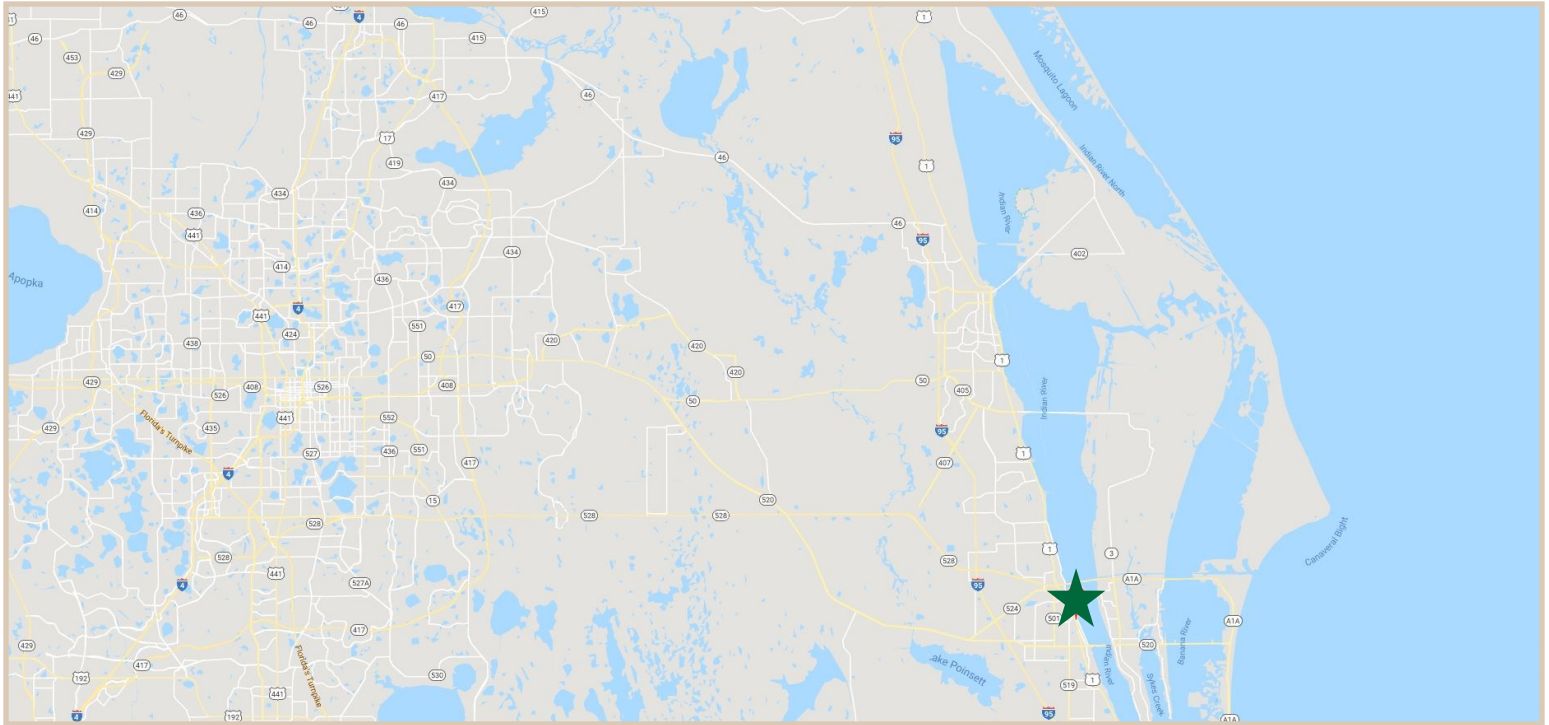
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LOCATION MAPS

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ADDITIONAL PHOTOS

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