



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

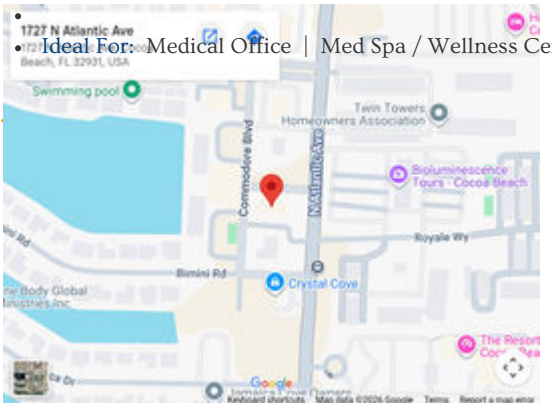
Traffic Count

10

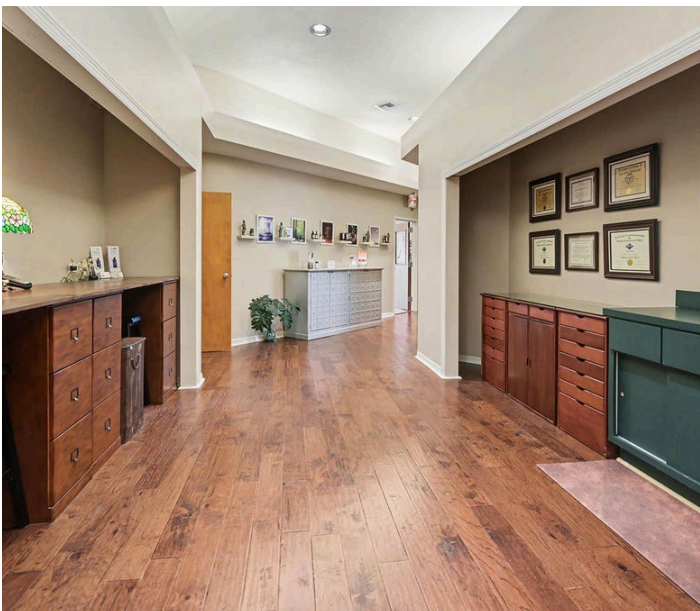
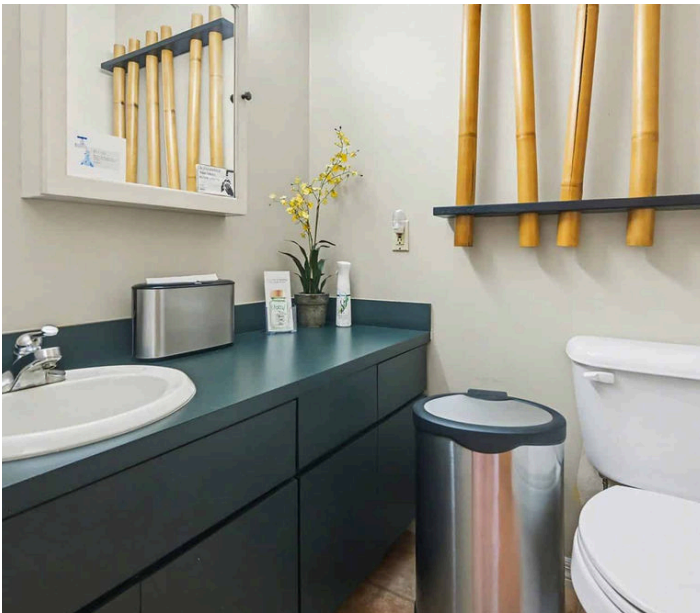
Private Offices

PROPERTY HIGHLIGHTS

- Well-maintained, freestanding office building located in the heart of Cocoa Beach with prominent AIA 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

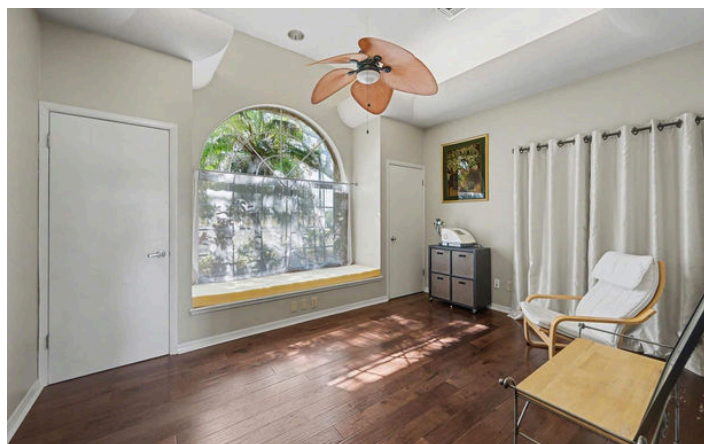


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SITE PLAN & FLOOR PLAN



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.



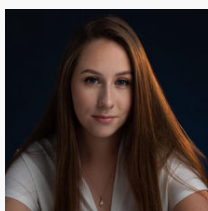
IDEAL FOR

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



**SCAN FOR FULL
PROPERTY DETAILS**

FOR LEASING INFORMATION



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