



**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

**Ideal For:** Medical Office | Med Spa / Wellness Center | Professional Office Users

**Shey Anderson** | Commercial Sales & Leasing Associate | JM Real Estate, Inc.

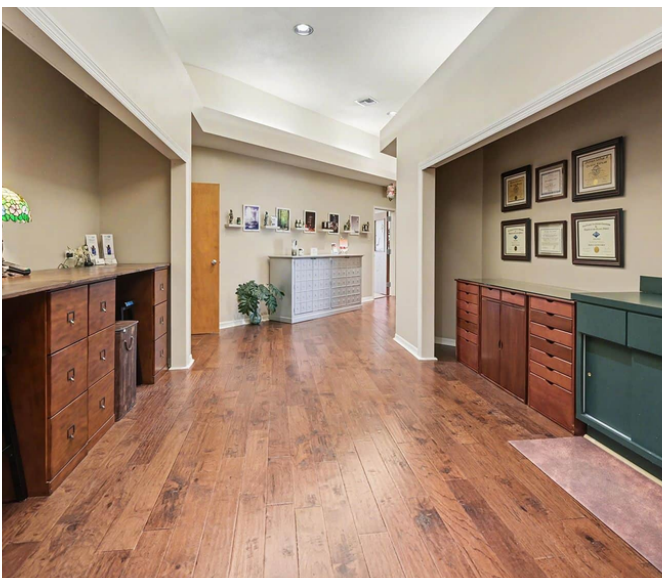
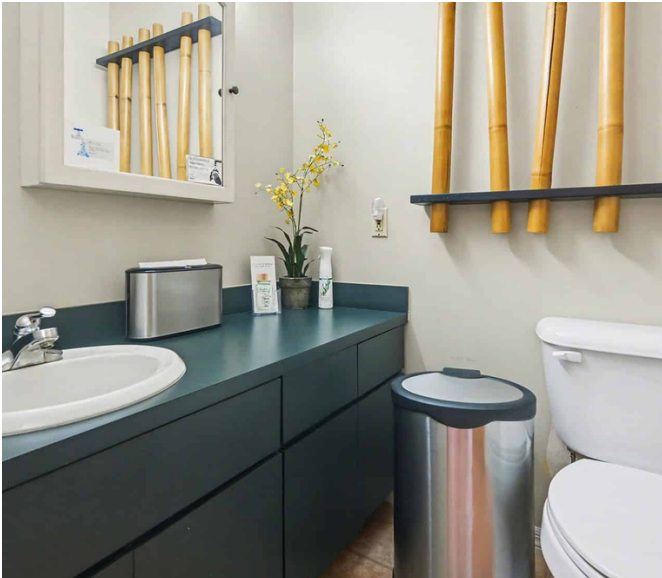
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Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Licensed Real Estate Broker.

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

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## INTERIOR PHOTOS



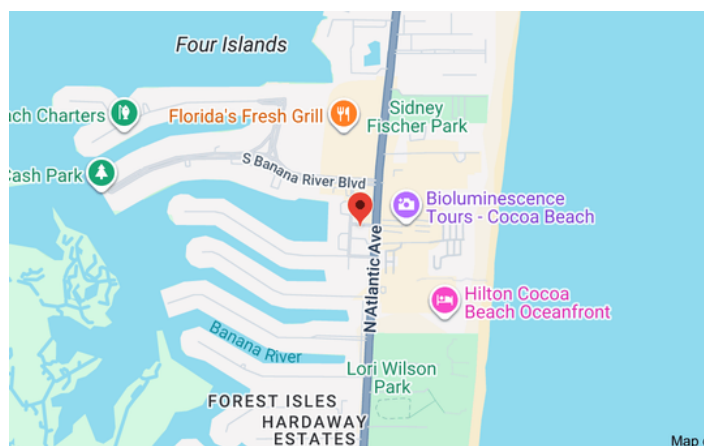
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## **FLOOR PLAN**



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## IDEAL FOR

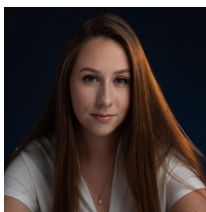


This well-maintained freestanding office building offers prime A1A visibility in the heart of Cocoa Beach, strong daily traffic, and a renovated interior configured for medical or professional office use. With flexible space, on-site parking, and proximity to beach access, downtown Cocoa Beach, hotels, 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 USES

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

## FOR SALE INFORMATION



**SHEY ANDERSON**

**Licensed Commercial Agent**

JM Real Estate, Inc.

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**SCAN FOR FULL  
PROPERTY DETAILS**

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