

FOR SALE

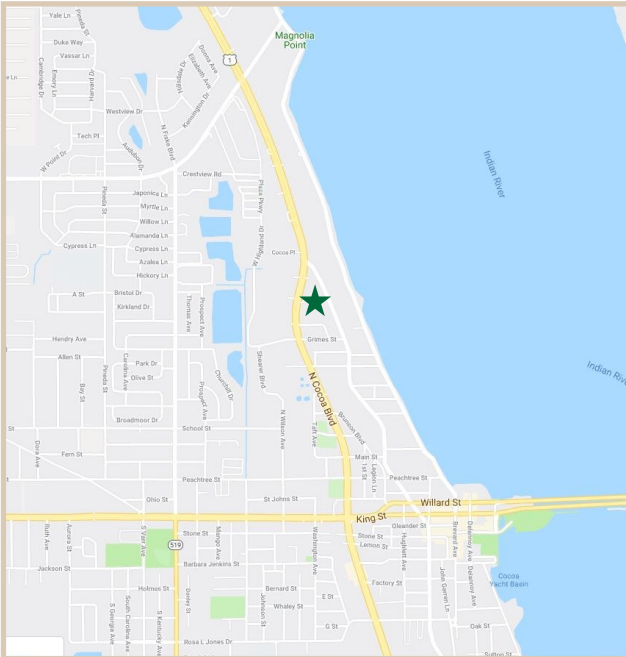
North Point

840-846 North Cocoa Blvd, Cocoa, FL 32922

PROPERTY FACTS

Building Area:	19,610 Sq. Ft.
No. of Units:	10 Retail/ Office Units
Unit Range:	1,310-2,904 Sq. Ft.
Year Built:	1983-1984
Construction:	Concrete Block and Stucco
Zoning:	CN Neighborhood Commercial
Roof	Asphalt Shingle Roof
Building Height:	Single Story
Air Condition- ing	100% Central Air
Utilities	City Water/ Sewer

Listing Price: \$3,200,000.00



PROPERTY HIGHLIGHTS

Target Market Variability

Located on U.S. Highway one and additional access via Forrest Avenue. Close to SR 520 causeway and 2.4 miles south of SR 528 (beachline).

Layout

Each unit at North Point is treated with big storefront windows and open designs perfect for office space.

Parking & Access

Plenty of parking in front of each unit and additional parking between the two buildings. Located on U.S. Highway one and additional access via Forrest Avenue. close to SR 520 causeway and 2.4 miles south of SR 528 (beachline).



CHARLES A. VON STEIN, INC.
*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

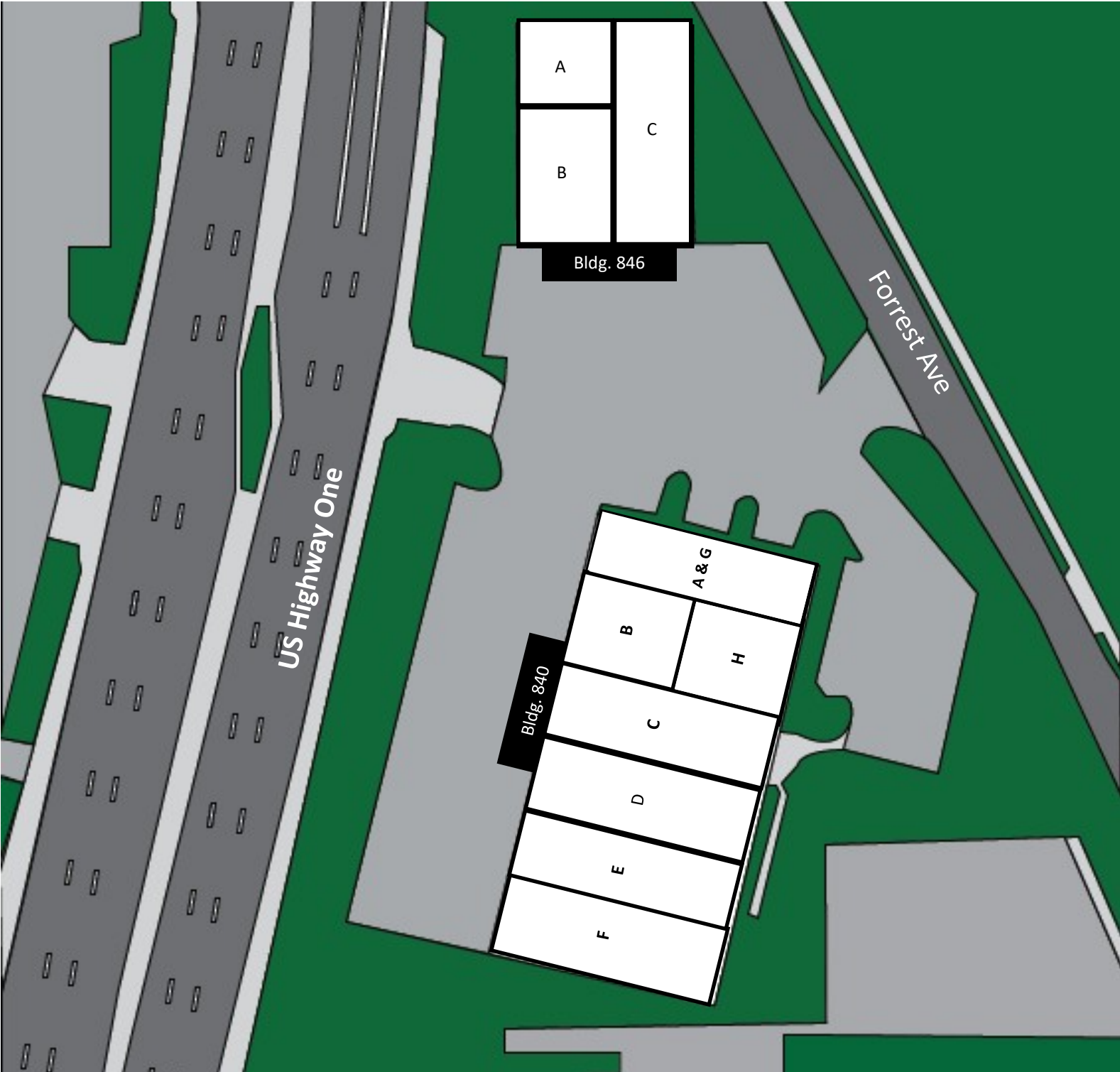
Brevard County:	321.725.1961
Indian River County:	772.778.4885
Fax:	772.778.4908
Leasing:	leasing@vscrc.com

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

SITE PLAN

North Point

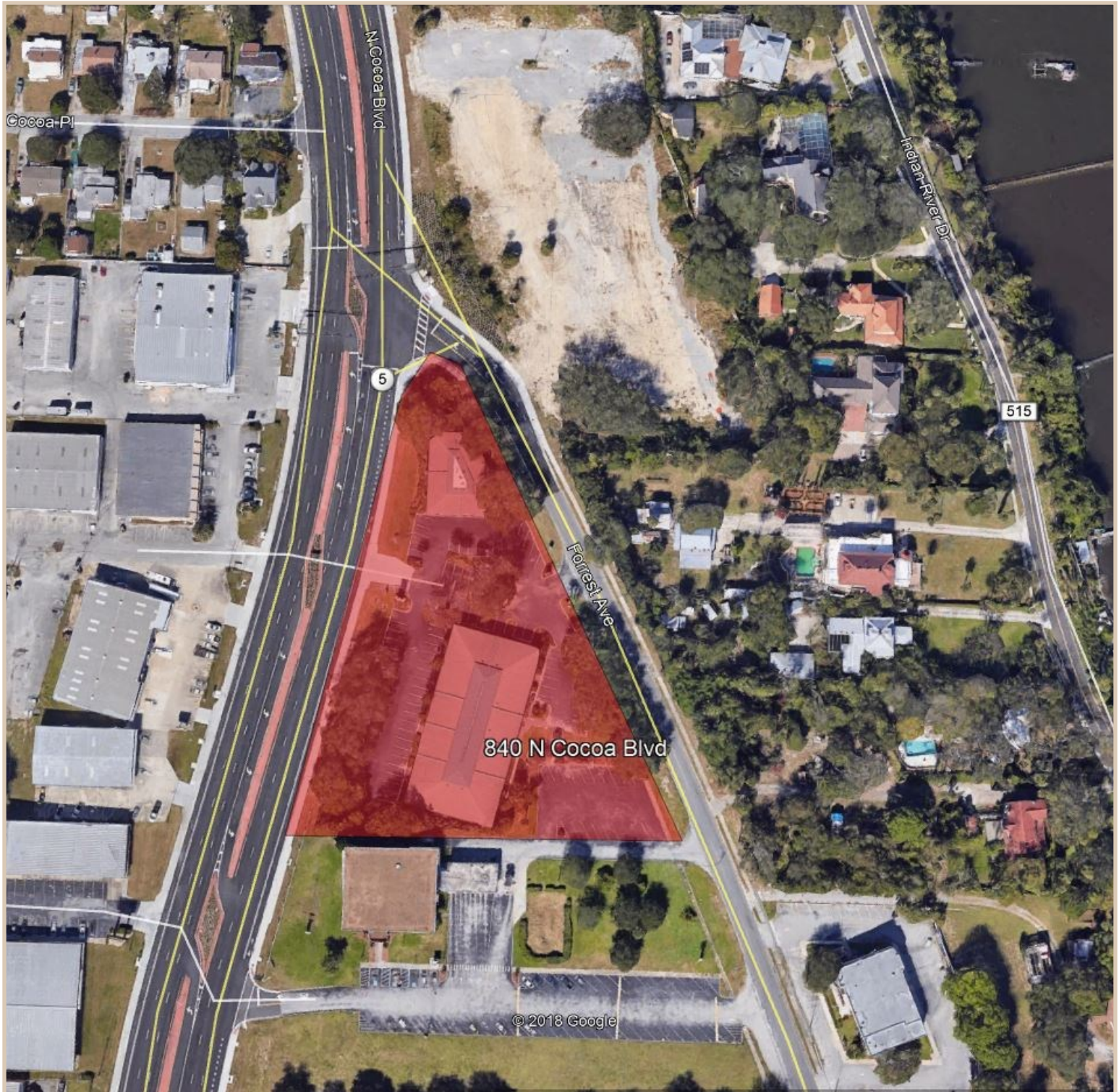
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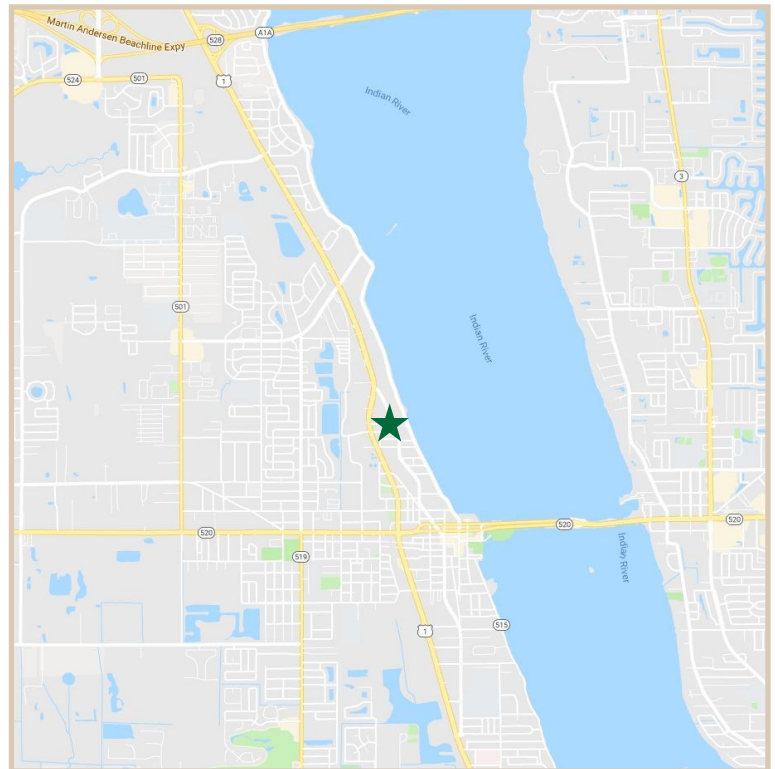
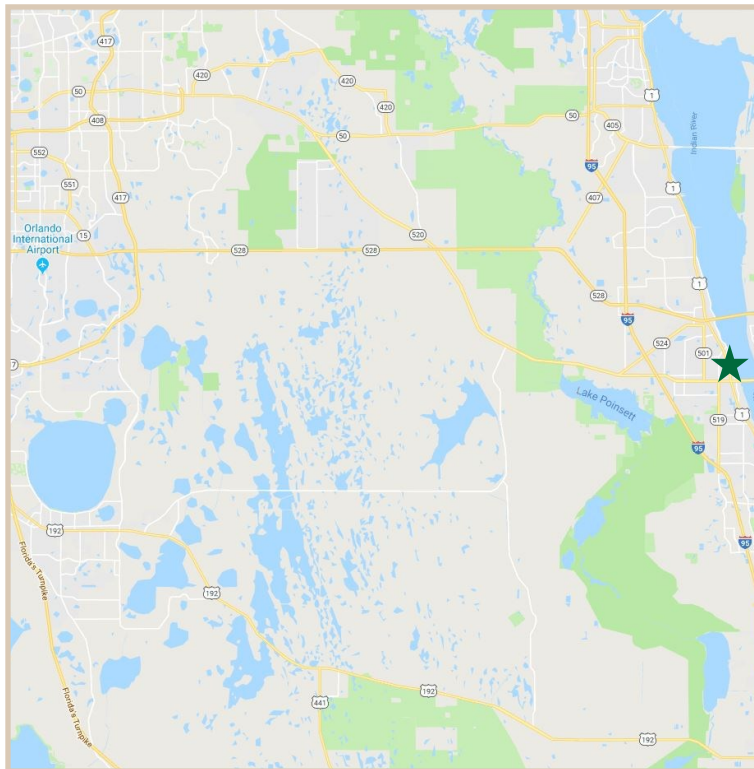
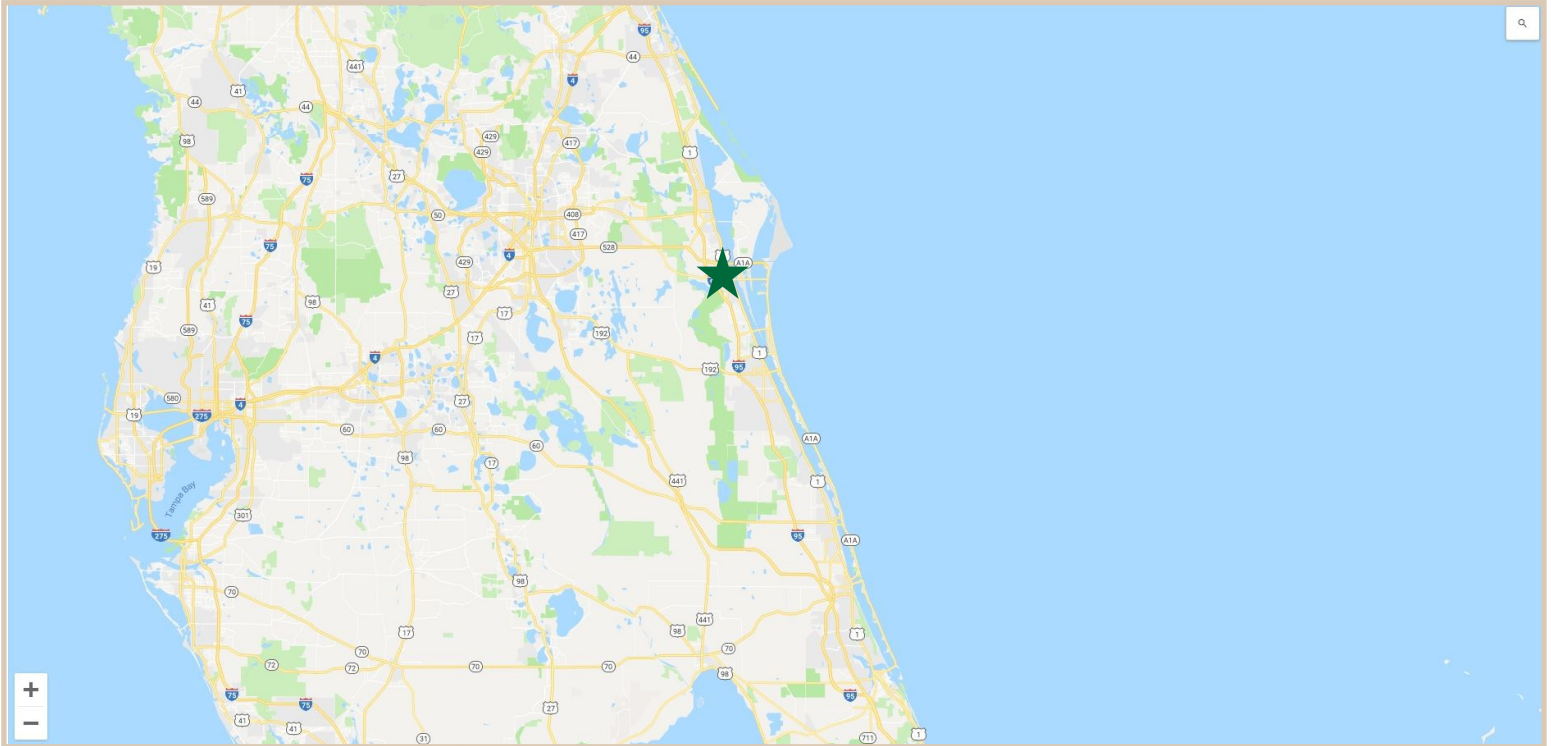
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LOCATION MAPS

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ADDITIONAL PHOTOS

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