

Commercial Sale Active  
MLS# 1077189  
DOM/CDOM: 0/0

4015 N Highway 1, Cocoa, FL 32927  
County: Brevard

\$550,000  
Private Report



<b>Year Built:</b>	1960	<b>Property Sub Type:</b>	Office
<b>Building Area Total:</b>	2,878	<b>Subdivision Name:</b>	None
<b>Building Area Source:</b>	Appraiser	<b>Additional Parcels</b>	No
<b>Stories Total:</b>	1	<b>YN:</b>	
<b>Senior Community:</b>	No	<b>Accessibility</b>	No
<b>Lot Size Acres:</b>	1.26	<b>Features:</b>	
<b>County:</b>	Brevard	<b>Water Body Access</b>	No
<b>General County</b>	Central	<b>YN:</b>	
<b>Location:</b>		<b>Waterfront:</b>	No
<b>MLS Area Major:</b>	212 - Cocoa - West of US 1	<b>Land Lease YN:</b>	No
<b>Parcel Number:</b>	23-36-31-00-00763.0-0000.00	<b>Tax Legal Description:</b>	PART OF SE 1/4 OF SE 1/4 AS DES IN ORB 27 PG 557
<b>Tax Account:</b>	2317748		
<b>Tax Annual Amount:</b>	\$5,099.12		
<b>Number Of Units Total:</b>	1	<b>Association YN:</b>	No
<b>Bathrooms Total:</b>	2		

**Public Remarks:** 2024 A/C, 2024 Septic Tank & Drainfield. Endless options with this building! Fit for many different type of office users, medical users, church or institutional users! Plenty of room for parking on this 1.26 acre property. With over 280' of frontage on US1 you have plenty of exposure and a circular driveway for dual access to the property. The property consists of a waiting room/ lobby area, receptionist room, seven large office, and a large conference room, three bathrooms, full break room and kitchenette area, utility room, and an oversized storage room! The building consists of a newer energy efficient A/C system and a newer septic tank.

**Directions:** From Highway 528 when heading north on US1, you pass Canaveral Groves Blvd and the property is on your left side.

Name	Office	Primary	Office	E-mail
LA: Justin Luke (3234313) Lic #:3234313	Blue Marlin Real Estate (spa.obkma) 1051534	321-543-7246	321-877-2902	realtorjustinluke@gmail.com

<b>Listing Contract Date:</b>	05/13/2026	<b>Listing Service:</b>	Full Service	<b>Listing Agreement:</b>	Exclusive Right To Sell
<b>Expiration Date:</b>	10/13/2026			<b>Owner Name:</b>	Nguyen Plaza Llc
<b>Original List Price:</b>	\$550,000			<b>Seller Concessions Offered</b>	
<b>List Price/SqFt:</b>	\$191.1			<b>Y/N:</b>	
<b>Original Entry Timestamp:</b>	05/13/2026			<b>Concessions:</b>	
<b>Major Change Timestamp:</b>	05/13/2026				
<b>Major Change Type:</b>	New Listing				
<b>Status Change Timestamp:</b>	05/13/2026				

**Showing Requirements:** Combination Lock Box; Showing Contact Phone: SHOWINGTIMES; Showing Service  
**Showing Contact Phone:** SHOWINGTIMES

**Owner Name:** Nguyen Plaza Llc

<b>Unit 1 Details:</b>	<b>Unit ID:</b> 1	<b># Units (This Type):</b> 1	<b>Baths Total:</b> 2
	<b>Annual Rent:</b> \$0	<b>Furnished:</b> Unfurnished	<b>Unit Remarks:</b> Vacant
	<b>Unit SqFt:</b> 2,878		

<b>Building Features:</b> % Air Conditioned or Heated: 100; Lobby; Meeting Room; Office; Private Restroom; Public Restroom; Rear Access; Reception Area; Storage	<b>Lot Features:</b> Cleared
<b>Ceiling Type:</b> Acoustic	<b>Parking Features:</b> Attached Carport; Parking Lot
<b>Construction Materials:</b> Block; Concrete; Stucco	<b>Possession:</b> Close Of Escrow
<b>Cooling:</b> Central Air; Electric	<b>Roof:</b> Shingle
<b>Current Use:</b> Office	<b>Sale Includes:</b> Building & Land
<b>Flooring:</b> Carpet	<b>Sewer:</b> Aerobic Septic
<b>Heating:</b> Central; Electric	<b>Special Listing Conditions:</b> Standard
<b>Listing Terms:</b> Cash	<b>Utilities:</b> Cable Available; Electricity Connected; Water Connected
	<b>Water Source:</b> Public

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