

\$13,500,000 - 327 Wilson Avenue, Cocoa Beach

MLS® #1038375

\$13,500,000

0 Bedroom, 30.00 Bathroom, 34,878 sqft

Commercial Sale on 0.56 Acres

Avon By The Sea, Cocoa Beach, FL

An exceptional opportunity to own a brand-new, luxury 14-unit condominium development in one of Florida's most coveted coastal destinations: Cocoa Beach. This state-of-the-art building offers ocean-view residences with unmatched construction and amenities. Tortoise Cay, tucked away in an exclusive area, combines modern sophistication and boutique luxury, offering a lifestyle like no other.

With spacious units ranging from 1,494 to 3,125 square feet, these condominiums are designed for the most discerning buyers. Featuring four exclusive floor plans, including two-bedroom, two-bath units, three-bedroom, two-bath units, and two deluxe 4-bedroom penthouses, these residences offer expansive ocean views, perfect for watching Cape Canaveral rocket launches and enjoying the sights of luxurious cruise ships and yachts. Each luxury unit will come with hurricane-rated windows and doors, state-of-the-art technology, and covered parking. Situated just 300 steps from the Atlantic Ocean, the site offers a prime location only six blocks from the Cocoa Beach Pier, surrounded by a vibrant mix of restaurants, boutiques, and entertainment options. With such an enviable setting, these luxury residences are positioned to attract discerning client looking for the ultimate in coastal living.

The developer behind this project brings over



TORTOISE CAY



40 years of experience in luxury coastal developments and has already completed 22 mid-rise condominiums in Cocoa Beach. This track record speaks to their ability to successfully navigate the intricacies of high-end coastal development, ensuring that each project is executed to the highest standards.

The project consists of 14 modern, ocean-view condominiums, with unit sizes ranging from 1,450 to 3,125 square feet. The four distinct floor plans, including two-bedroom, three-bedroom, and penthouse units ranging from 2,800 to 3,200 square feet, are designed to capture breathtaking views of rocket launches, cruise ships, and sunrises, offering an unparalleled living experience.

Located in an RU-2-30 zoning district, which permits high-density multi-family residential development, the property also allows for daily rentals. This zoning flexibility provides an opportunity for long-term income generation, adding value and enhancing the asset's potential.

Built in 2026

Essential Information

MLS® #	1038375
Price	\$13,500,000
Bathrooms	30.00
Square Footage	34,878
Acres	0.56
Year Built	2026
Type	Commercial Sale
Sub-Type	Multi Family
Status	Active

Community Information

Address	327 Wilson Avenue
Area	272 - Cocoa Beach
Subdivision	Avon By The Sea
City	Cocoa Beach
County	Brevard
State	FL
Zip Code	32931

Amenities

Amenities	Barbecue, Maintenance Structure, Management - Developer, Security
Parking	Additional Parking, Assigned, Secured

Interior

Heating	Central
Cooling	Ceiling Fan(s)

Exterior

Exterior	Block, Concrete
Lot Description	Cleared
Roof	Concrete, Composition
Construction	Block, Concrete

Additional Information

HOA Fees	700
HOA Fees Freq.	Monthly

Listing Details

Listing Office	One Sotheby's International
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