

\$799,000 - 657 Brevard Avenue, Cocoa

MLS® #1050201

\$799,000

0 Bedroom, 2.00 Bathroom, 3,526 sqft
Commercial Sale on 0.14 Acres

Singletons 2nd Addn To Cocoa, Cocoa, FL

Rare Cocoa Village Commercial Building -
ZONED CENTRAL BUSINESS DISTRICT.
Prime Location & Solid Construction
This single-story, 3,693 SF concrete block building sits on a 6,098 SF lot in one of the most desirable areas of Historic Cocoa Village. Built in 1994 and positioned along a high-traffic corridor, it's perfect for an owner-user or investor/ Developer.

The interior features a welcoming reception area, kitchenette, bathroom, and four private offices or treatment rooms. The property also includes five dedicated parking spaces and a private rear deck area—ideal for staff use or outdoor breaks.

Walkable to the Indian River, amphitheater, parks, and the vibrant boutiques, restaurants, and galleries of Cocoa Village. With new luxury developments underway nearby and a 48-foot height limit allowing for future expansion, the potential here is exceptional.

Don't miss this opportunity to own in one of Brevard's most thriving historic districts—schedule your private tour today
Permitted uses under the current zoning include professional offices, services, and studios such as medical, dental, optical, legal, engineering, real estate, insurance, travel agents, and employment consultants; retail stores and display rooms (excluding automotive) including bakeries producing and



selling on-site; personal service establishments like salons, barber shops, laundry and dry cleaning pickup stations, and tailor shops; restaurants; multi-family and townhouse residential dwellings; hotels and motels; public and private marinas; bed and breakfast establishments; business service establishments; private clubs and lodges; commercial and noncommercial cultural, social service, museum, gallery, and community centers; financial institutions; gyms and fitness facilities under 7,500 square feet; and medical or dental clinics and laboratories.

Built in 1994

Essential Information

MLS® #	1050201
Price	\$799,000
Bathrooms	2.00
Square Footage	3,526
Acres	0.14
Year Built	1994
Type	Commercial Sale
Sub-Type	Business
Status	Active

Community Information

Address	657 Brevard Avenue
Area	213 - Mainland E of US 1
Subdivision	Singletons 2nd Addn To Cocoa
City	Cocoa
County	Brevard
State	FL
Zip Code	32922

Amenities

Utilities	Cable Available
Parking	Additional Parking

Interior

Heating	Central
Cooling	Central Air, Central Building

Exterior

Exterior	Block, Concrete, Stucco
Lot Description	Historic Area, Zero Lot Line
Roof	Rolled/Hot Mop
Construction	Block, Concrete, Stucco

Listing Details

Listing Office	One Sotheby's International
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