

# \$3,200,000 - 3440 S Atlantic Avenue, Cocoa Beach

MLS® #1056316

**\$3,200,000**

4 Bedroom, 3.00 Bathroom, 2,733 sqft

Residential on 1.06 Acres

Orlando Beach, Cocoa Beach, FL

RARE 1+ acre DIRECT RIVERFRONT opportunity in desirable South Cocoa Beach! Nestled between Ocean & River with 150' of waterfront, this mixed-use parcel is zoned for both Residential (up to 15 units) & Commercial. This area is known for premier properties in a tranquil area, yet close to restaurants, airports, etc. South side of property includes 3 active Short Term Rentals & the ability to renovate those buildings to include more rentals or continue using as storage &/or hobby spaces. North side is currently a vacant lot. Subdivide & build your dream home while continuing to lease rentals to pay carrying costs, subdivide into 3 riverfront single family home lots, & more. Endless options ~ create your dream home gated estate, multi-unit residential properties, or mixed-use residential & commercial properties with OCEAN TO RIVER views! South Cocoa Beach is known for quiet, wide beaches & peaceful river life with access to the Intracoastal & Ocean beyond! Please inquire for more details.

Built in 1964

## Essential Information

MLS® #	1056316
Price	\$3,200,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	2,733
Acres	1.06
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Active

### Community Information

Address	3440 S Atlantic Avenue
Area	272 - Cocoa Beach
Subdivision	Orlando Beach
City	Cocoa Beach
County	Brevard
State	FL
Zip Code	32931

### Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Water Available
Parking	Attached Carport, Garage
# of Garages	1
View	River
Is Waterfront	Yes
Waterfront	Navigable Water, River Access, River Front

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Eat-in Kitchen, Primary Bathroom - Shower No Tub, Primary Bathroom - Tub with Shower, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Double Oven, Electric Oven, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air, Split System
# of Stories	2

### Exterior

Exterior	Block, Concrete, Stucco
Exterior Features	Courtyard, Fire Pit, Outdoor Shower

Lot Description	Few Trees, Other
Construction	Block, Concrete, Stucco

### **School Information**

Elementary	Roosevelt
Middle	Cocoa Beach
High	Cocoa Beach

### **Listing Details**

Listing Office	Century 21 Ocean
----------------	------------------

The information being provided by the Space Coast Association of REALTORS® is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.