

\$3,325,000 - 118 N Atlantic Avenue, Cocoa Beach

MLS® #1057859

\$3,325,000

4 Bedroom, 5.00 Bathroom, 3,500 sqft

Residential on 0.19 Acres

Cocoa Beach 2nd Addn To, Cocoa Beach, FL

Prime Cocoa Beach real estate alert! Sits in the heart of downtown, where restaurants, bars, and ice cream shops are just steps away. Right across from the brand new Surf condo complex, property is the epicenter of new development. This mixed-use lot is your chance to create something truly special—think multifamily dwelling with dreamy ocean views between neighboring buildings, or a boutique business on the ground floor with two stories of stylish living above. Zoned for flexibility, it's the ultimate "work-play-live" spot in one of the most desirable walkable areas on the Space Coast. AirBnB, multi-generation living? This is it. To help you dream big: at roughly \$350 per sq. ft. of living space, you could build a modern design with a 2-3 car garage plus add a pool and elevator for about \$100K. Whether you're an investor, builder, or vision-chaser, this is where downtown energy meets coastal charm. Opportunities like this don't last—build it, live it, love it.

Built in 2026

Essential Information

MLS® #	1057859
Price	\$3,325,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4



Half Baths	1
Square Footage	3,500
Acres	0.19
Year Built	2026
Type	Residential
Sub-Type	Single Family Residence
Style	Multi Generational, Traditional
Status	Active

Community Information

Address	118 N Atlantic Avenue
Area	272 - Cocoa Beach
Subdivision	Cocoa Beach 2nd Addn To
City	Cocoa Beach
County	Brevard
State	FL
Zip Code	32931

Amenities

Utilities	Cable Available, Electricity Connected, Sewer Available, Water Available
Parking	Attached
# of Garages	3
Has Pool	Yes
Pool	In Ground

Interior

Appliances	Dishwasher, Disposal, Electric Range, Microwave, Refrigerator
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	3
Stories	Three Or More

Exterior

Exterior	Concrete
Exterior Features	Balcony, Impact Windows
Lot Description	Cleared
Construction	Concrete

School Information

Elementary	Roosevelt
Middle	Cocoa Beach
High	Cocoa Beach

Listing Details

Listing Office	Better Homes & Gardens RE St
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