

FOR SALE



**450 S BURNETT RD
COCOA, FLORIDA**

- **1.87 ACRE LOT**
- **3,520 SQUARE FEET**
- **FULLY AIR CONDITIONED**



LIGHTLE BECKNER ROBISON

MIKE MOSS, SIOR
DIRECTOR | PRINCIPAL
321-543-2498
MIKE@TEAMLBR.COM

MICHAEL MOSS II
ASSOCIATE
321-266-1150
MMOSS@TEAMLBR.COM

PROPERTY SUMMARY

LIGHTLE BECKNER ROBISON, INC. IS NOW OFFERING 450 S BURNETT ROAD AS AN OWNER USER OR INVESTMENT SALE OPPORTUNITY. THIS 3,520 SQUARE FOOT STAND ALONE FLEX BUILDING OFFERS VARIOUS OPPORTUNITIES FOR FUTURE USE, IT ENCOMPASSES 1.87 ACRES OF STABILIZED LAND WHILE OFFERING PAVED PARKING AND IT IS CONVENIENTLY LOCATED NEAR STATE ROAD 520 AND I-95. THE BUILDING IS CURRENTLY OUTFITTED AS A CHURCH OFFERING A FULLY HVAC SPACE WITH OFFICES, RESTROOMS, BAY DOORS, DROP CEILING, AND MORE. THE CURRENT TENANT IS MONTH-TO-MONTH AND WILL VACATE UPON CLOSING AND OR REMAIN AS A TENANT PER THE TERMS OF THE BUYER.

OVERVIEW

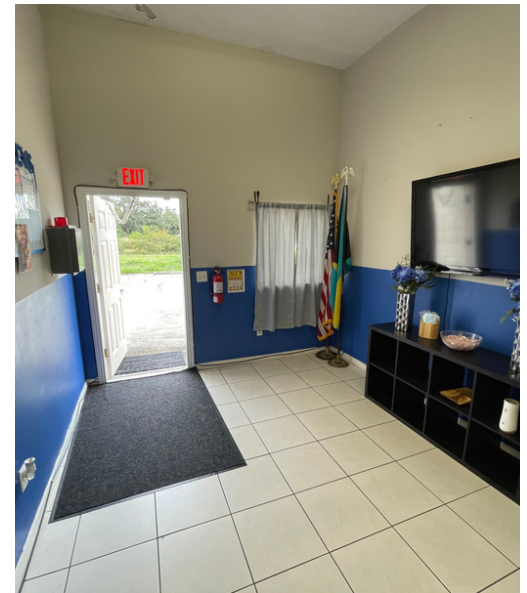
PARCEL ID 24-35-36-00-756
SQUARE FEET 3,520
TENANCY SINGLE
BUILT/RENOV 1988 & 2023
ASKING \$475,000

LOCATION

LOCATED OFF OF S BURNETT ROAD IN COCOA NEAR STATE ROAD 520 OFFERING ACCESS TO I-95 WITHIN MINUTES.

- CENTRAL BREVARD LOCATION
- CLOSE TO BREVARDS MAJOR THOROUGHFARES
- 1 MILE FROM I-95

SPACE PHOTOS



FOR MORE INFO CONTACT

MIKE MOSS, SIOR

DIRECTOR | PRINCIPAL

321-543-2498

MIKE@TEAMLBR.COM

MICHAEL MOSS II

ASSOCIATE

321-266-1150

MMOSS@TEAMLBR.COM



COMMERCIAL REAL ESTATE SERVICES
