

BROKER OPEN HOUSE

LUNCH + DOOR PRIZES

FRIDAY, AUGUST 28

11:00 AM - 1:30 PM

Bring your appetite - and your investors!

411/413 SUNRISE DRIVE | COCOA BEACH, FL 32931

\$899,000 | MLS #1085387

THREE WAYS TO EARN. ONE COASTAL ADDRESS.

Full duplex plus studio - offered fully furnished and vacation-rental ready

3

UNITS

5

BEDROOMS

3

BATHS

1,953

SQ FT



WHY INVESTORS WILL LOOK TWICE

- Two 2BR/1BA units + studio with kitchenette/bath
- 2025 roof, impact windows, new electrical panels
- Renovated inside/out; sewer and drain lines replaced
- Private tropical outdoor space for every unit
- 4 blocks to beach; 2 blocks to river/kayak launch
- Kayaks, bikes, beach gear and grills included

PROVEN RENTAL HISTORY*

\$79,342

IN GROSS REVENUE

WITH POTENTIAL FOR MORE

LAURA GREENE

REALTOR® | HomeSmart Coastal Realty

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*Seller-provided gross receipts. Details available; buyer to verify.



LISTING