

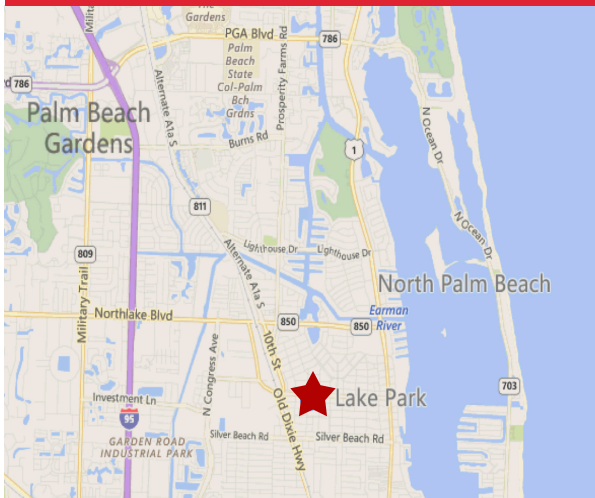


KD COMMERCIAL
REAL ESTATE

Freestanding
Mixed-Use Building

754 Park Avenue
Lake Park, FL

For Sale



Property Information

- 7,444 Square Feet
- Two-story mixed-use building
- Value-add property with building in shell condition
- Located in Downtown Lake Park
- Ideal owner/user property
- Numerous amenities in close proximity
- One mile from the Intracoastal Waterway

For Sale: \$550,000

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No warranty or representation, express or implied, is made as to the accuracy or completeness of the information contained herein, and is submitted subject to errors, omissions, change of terms or conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Additionally, no representation is made as to the condition of the property in question.



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For Sale

Description:

Constructed in 1969 with additions in 2002, the former, original Park Avenue BBQ Grille property is a retail and/or office building comprised of $\pm 7,444$ square feet including $\pm 1,566$ square feet on the second floor, all in "shell" condition. The building was constructed in three sections giving an owner the flexibility to occupy all or a portion of the building and lease the remaining portion for additional income.

Location:

The property is situated on a corner lot located in Downtown Lake Park which is east of I-95 and south of Northlake Blvd in Palm Beach County. The property is walking distance to the Intracoastal Waterway and surrounded by restaurants and shops.

Construction:

The building is constructed of Concrete Block Stucco.

Loading:

One grade level (10' x 10') overhead door.

Site Area:

The site measures 115' x 125' or $\pm 14,375$ SF (.33 Acres).

Parking:

There are approximately 10 spaces on site with additional street parking available.

Utilities:

Water/sewer & electric is supplied by Seacoast Utilities. Electric is supplied by Florida Power & Light.

Zoning:

(PADD) Park Avenue Downtown District, Town of Lake Park

Parcel Control #:

36-43-42-20-01-010-0201

Real Estate Taxes (2015):

\$9,761

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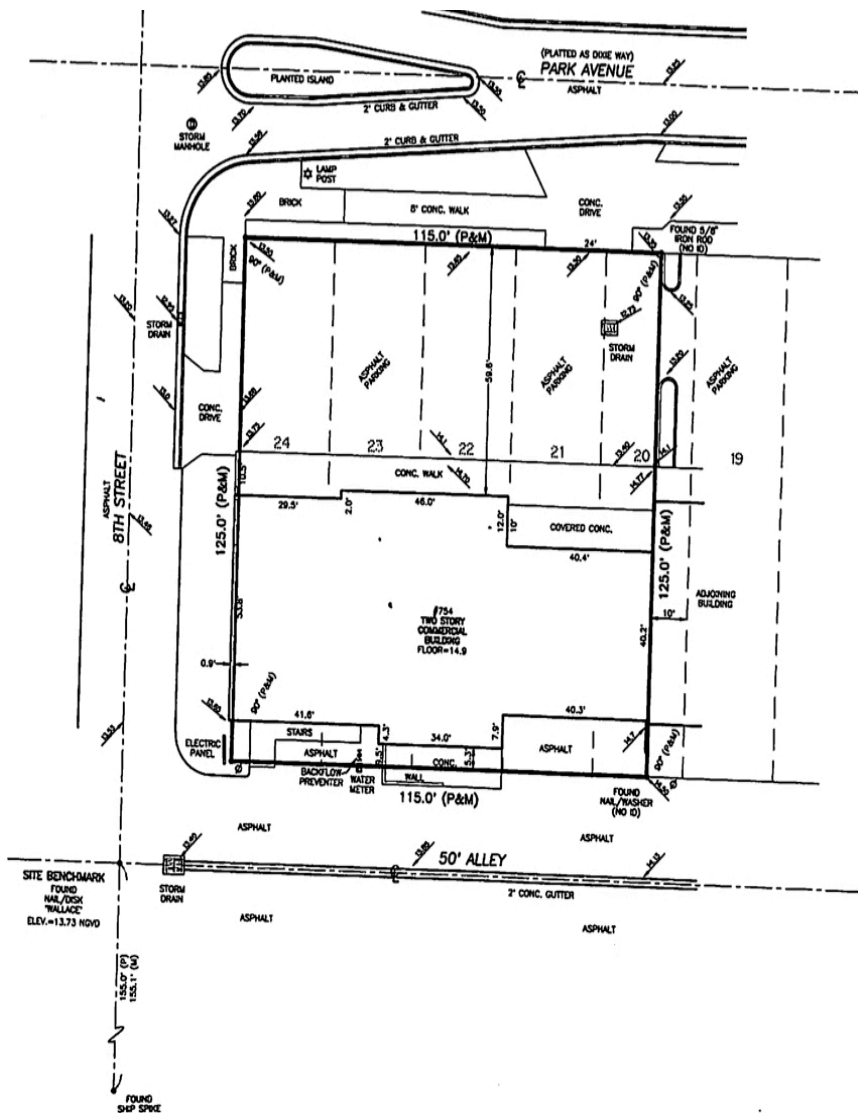
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754 Park Avenue
Lake Park, FL

Boundary Survey



SURVEYOR'S NOTES

BASIS FOR ELEVATIONS WAS FROM A PREVIOUS SURVEY PROVIDED BY CLIENT.
 LEGAL DESCRIPTION PROVIDED BY CLIENT.
 SURVEYOR HAS NOT ABSTRACTED THIS SURVEY FOR EASEMENTS AND RIGHTS OF WAYS OF RECORD.
 SURVEY IS NOT VALID WITHOUT A RAISED SEAL.
 BEARINGS, IF SHOWN, ARE BASED ON THE RECORD PLAT.
 ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, USING FEET.
 ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 * - FOUND 1/2" IRON ROD AND ID UNLESS NOTED OTHERWISE
 * - WOOD UTILITY POLE
 U.E. = UTILITY EASEMENT
 * - SPOT ELEVATION

LEGAL DESCRIPTION

LOT 20, LESS THE EAST 10 FEET THEREOF, AND LOTS 21, 22, 23 AND 24, BLOCK 15, LAKE PARK FORMERLY HOLIST CITY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 6, PAGE 27.

FLOOD ZONE
 FLOOD ZONE "C"
 PANEL NO. 12012 0005 B
 DATED SEPT. 7, 1991

PROPERTY ADDRESS
 754 PARK AVENUE
 LAKE PARK, FL 33403

CERTIFICATION

I HEREBY CERTIFY THAT I MADE THIS SURVEY AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: ROBERT A. BUGGEE, FLORIDA LAND SURVEYOR #3352
 233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA
 DATE OF FIELD SURVEY 12/21/13

PREPARED BY:

Bob Buggee, Inc.
 the "SURVEYOR"

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