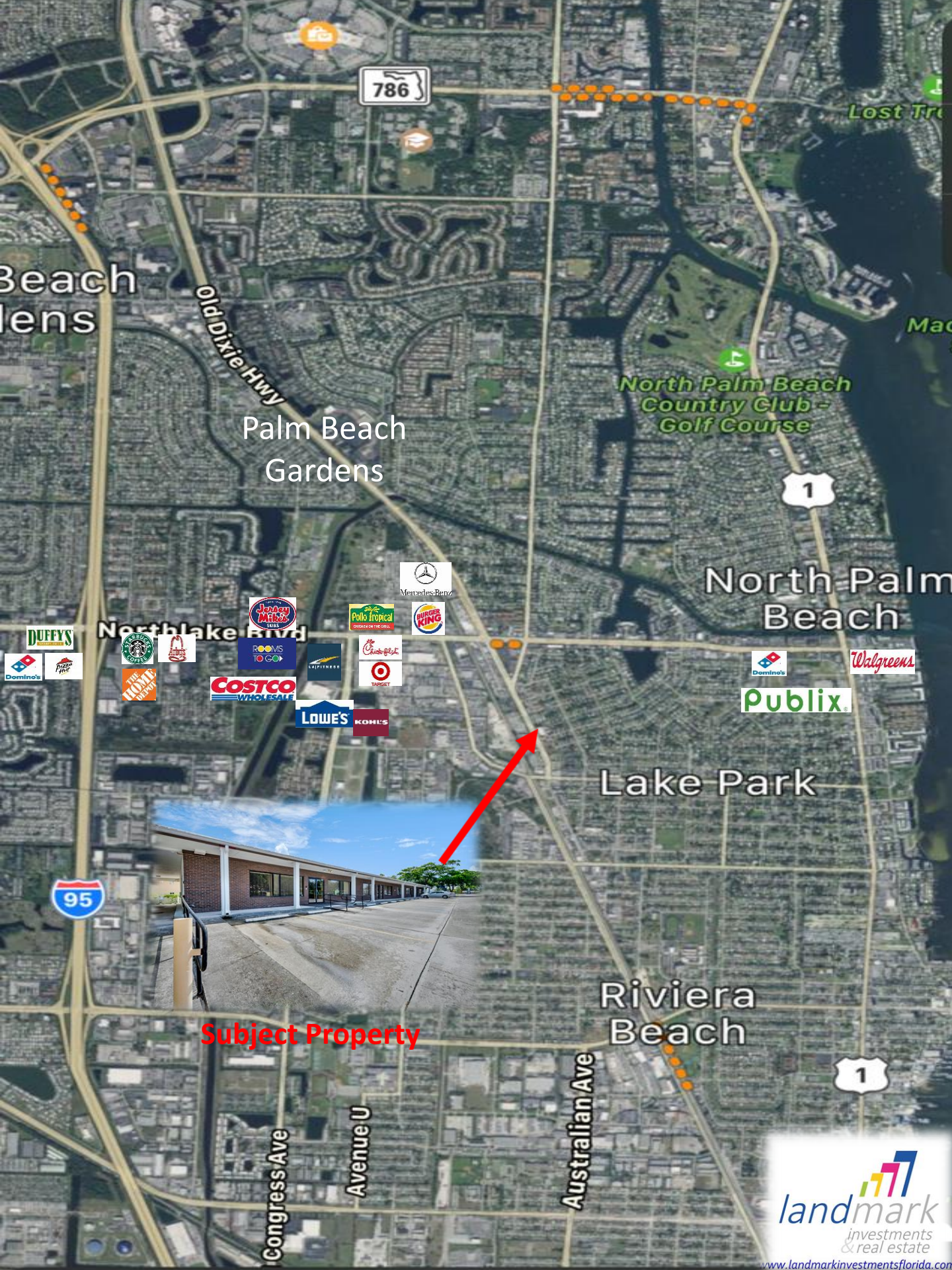




Professional office/Medical building For Sale



Presented By:
Mel Robinson
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786

Beach
lens

Old Dixie Hwy

Palm Beach
Gardens

North Palm Beach
Country Club -
Golf Course

1

North Palm
Beach

Northlake Blvd

DUFFY'S

Jordan
Marsh

Pollo Tropical

Mercedes-Benz

Wendy's

Starbucks

Domino's

Rooms
to Go

Capriotti's

Chick-fil-A

Target

COSTCO
WHOLESALE

LOWE'S

KOHLS

Domino's

Walgreens

Publix

Lake Park

95



Subject Property

Riviera
Beach

1

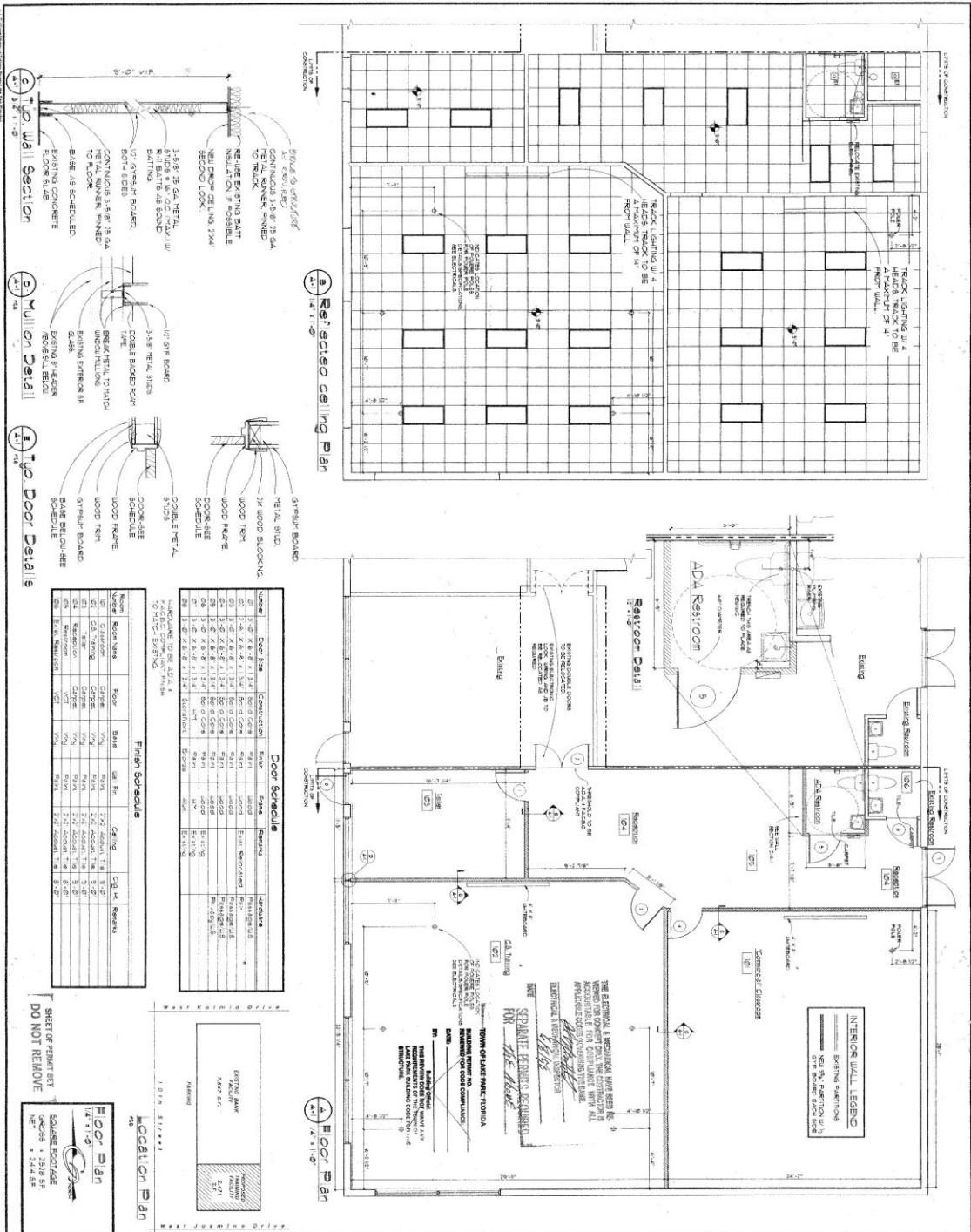
Australian Ave

Avenue U

Congress Ave

Site Traffic Count





Property Summary



Centrally located professional office/ medical building for sale. The subject property is located just blocks away from North Lake Blvd and minutes from I95 and beaches. The building has ample shopping, restaurants, banking centers and is 13 miles from Palm Beach International Airport. This professional office/ medical building has 248 liner feet on 10th St with a 9900 daily traffic count; thus, giving the building great exposure. This 10th St building can be separated in to individual bays enabling the new owner to create additional income while operating a proprietorship. Additionally, an investor can utilize the building in many facets to optimize profit. This highly visible property has 9 AC units, a 50KW diesel generator and 5 electric meters making for limitless possible business uses. The building is equipped with 6 bathrooms, conference rooms, executive offices, ADA compliant, extensive phone and IT capabilities, bank vault, irrigation system, fire sprinklers, security system, signage, storage, 60 parking spaces, covered parking/ additional area to add square footage along with many other site advantages.