

**For Sale: 202 N Federal Hwy. Lake Worth
Beach, FL 33460**

**5411 SF Freestanding Commercial Building
on .45 Acre Lot**



PROPERTY FEATURES

- Corner Lot at Signalized Intersection Totaling .45 Acre or 19,602 SF
- MU-E—Mixed Use East—Lake Worth Beach
- Northeast Corner of 2nd Ave N & North Federal Hwy.
- Signalized Intersection
- Current Use is Office Bldg— Non Medical
- Building Size 5411 Total SF
- Flood Risk: Flood Zone X - X represents areas outside the 500-year flood plain with less than 0.2% annual probability of flooding
- Asking Price: \$2.3 Million

Simplifying Real Estate



STRATEGIC REALTY SERVICES, LLC

CHRISTOPHER FLEMING

500 Northpoint Parkway, STE 300

West Palm Beach, FL 33407

561.471.5353 PH

561-707-5120 CELL

cfleming@strategicrealty.com

www.strategicrealty.com



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202 N Federal Hwy, Lake Worth Beach, FL 33460

Property Summary

Property Location: located at the Northeast Corner of Federal Hwy and 2nd Ave N in Downtown Lake Worth Beach

Year Built: 1929

Zoning: MU-E Mixed Use East

Use Code: OFFICE BLDG-NON MEDICAL 1 TO 3 STORIES

Lot: .45 Acre / 150 on N Federal Hwy x 130 on 2nd Ave N

PCN#: 38-43-44-21-15-042-0010

Basic Building: 1 Story CBS Construction

Exterior Walls: Concrete Block Walls

Roof: Main: Flat

Interior Walls: Drywall and Wall treatment

Ceiling: Open

Lighting: Reflective Inlaid in ceiling

HVAC: Three Heating and cooling units,

Floors: Exposed smooth concrete

Ceiling Height: 9 ft and up

Electric: City of Lake Worth Beach Utilities

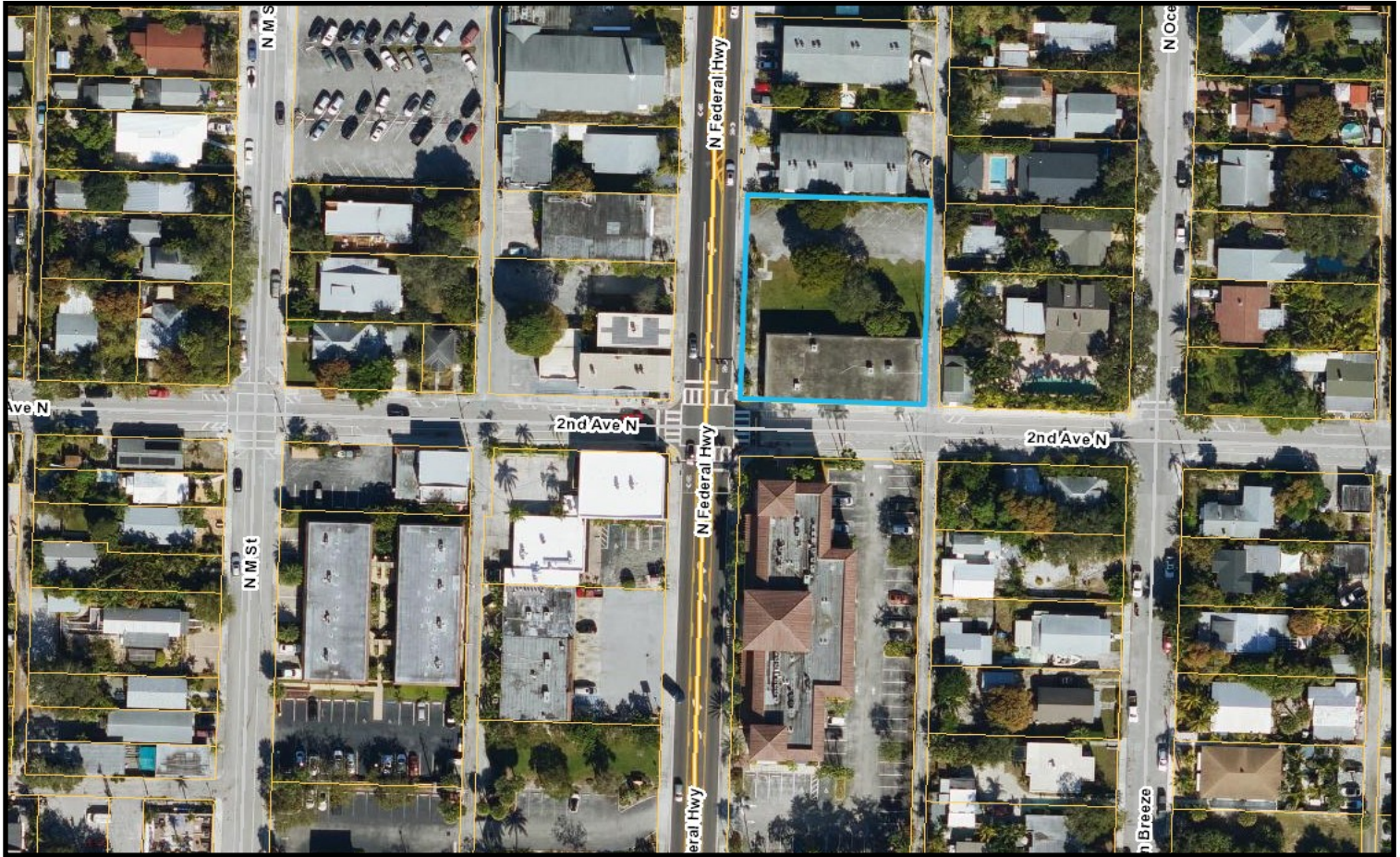
Public Utilities: Water and Sewer and Trash are provided by Lake Worth Beach Utilities, telephone/internet services are provided by AT&T and Comcast

Signage: On Building

Parking: 20 Surface Spaces with room for more

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Zoning Information:

Zoning in the MU-E District at this intersection allows for retail, restaurant, lodging, financial institutions, funeral home, coffee shop, business & professional services, gym, holistic healthcare, day spa, pet grooming, schools and churches, and residential multi-family up to 30 dwelling units per acre.

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