

REICHEL

SINCE 1987

Nottingham Blvd

Brand New
Townhomes Project
(The Domaine at So So)



Amazing Opportunity to own a Portfolio of 4 Properties

FOR SALE

4 Properties on or around
Nottingham Blvd.
West Palm Beach, FL

\$8,479,000

537 Pine Terrace

520 Nottingham Blvd.

REICHEL

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Reichel Realty & Investments, Inc.
8845 N. Military Trail
Suite 100
Palm Beach Gardens, FL 33410
(561) 478-4440 main
www.reichelrealty.com

FOR MORE INFORMATION, PLEASE CONTACT:

William B. Reichel

President

breichel@reichelrealty.com

(561) 389-0315 cell phone

Driven by Integrity. Defined by Results.

Any information given herewith is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, or omissions. Owner may withdraw from market, prior to sale or change price without notice.

PROPERTY INFORMATION SUMMARY

Project: Portfolio of 4 properties on and around Nottingham Blvd & Pine Terrace in West Palm Beach, Florida.

Location: 508, 520 Nottingham Blvd plus 537 Pine Terrace & vacant lot on Pine Terrace. Nottingham Blvd runs just South of Southern Blvd and the properties are located just West of Dixie Highway.

Description: **508 Nottingham Blvd.**

- PC#74-43-44-03-01-000-5810
- 0.11 acre or 5,000 SF Vacant Land 50x100 ft
- Zoned MF20 - MultiFamily in West Palm Beach
- Located just West of new 9-unit Townhome development with units selling for \$1,000,000 plus

520 Nottingham Blvd.

- PC#74-43-44-03-01-000-5760
- 8,850 SF plus a 2,204 SF Mezzanine area fully air conditioned
- Zoned GC - General Commercial - Warehouse District
- Located at the SE Corner of Nottingham Blvd and Miller Ave
- Year Built - 1964 - CBS Construction with concrete Twin T roof system
- Building is situated on a 76 ft x 180 ft Lot or 17,280 SF

537 Pine Terrace

- PC#74-43-44-03-01-000-7370
- ±2,240 SF Office Building situated on 8,000 SF Lot with covered parking
- Zoned GC - General Commercial - Warehouse District
- Located just South of 508 Nottingham Blvd lot and East of 520 Nottingham Blvd Bldg.
- Year Built - 1945 - Construction is wood frame

Vacant Lot on Pine Terrace

- PC#74-43-44-03-01-000-7490
- 180 x 100 ft or 10,000 SF Vacant Lot
- Zoned GC - General Commercial - Open Storage



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PROPERTY INFORMATION SUMMARY

Purchase Price: **On all 4 Properties \$8,479,000**

Notes: American Awning Inc. is the owner and still occupying the properties and running their business.

It is important that no showings or viewings of the properties can occur without an appointment with Reichel Realty & Investments Inc.

This offer is strictly confidential to the to the recipient of this Offering Package.



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537 PINE TERRACE



RECEPTION AREA



FRONT WORK AREA



OPEN WORK SPACE



COVERED PARKING

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LOCATION

VIEW LOOKING N



VIEW LOOKING N



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LOCATION

VIEW LOOKING NE



VIEW LOOKING E



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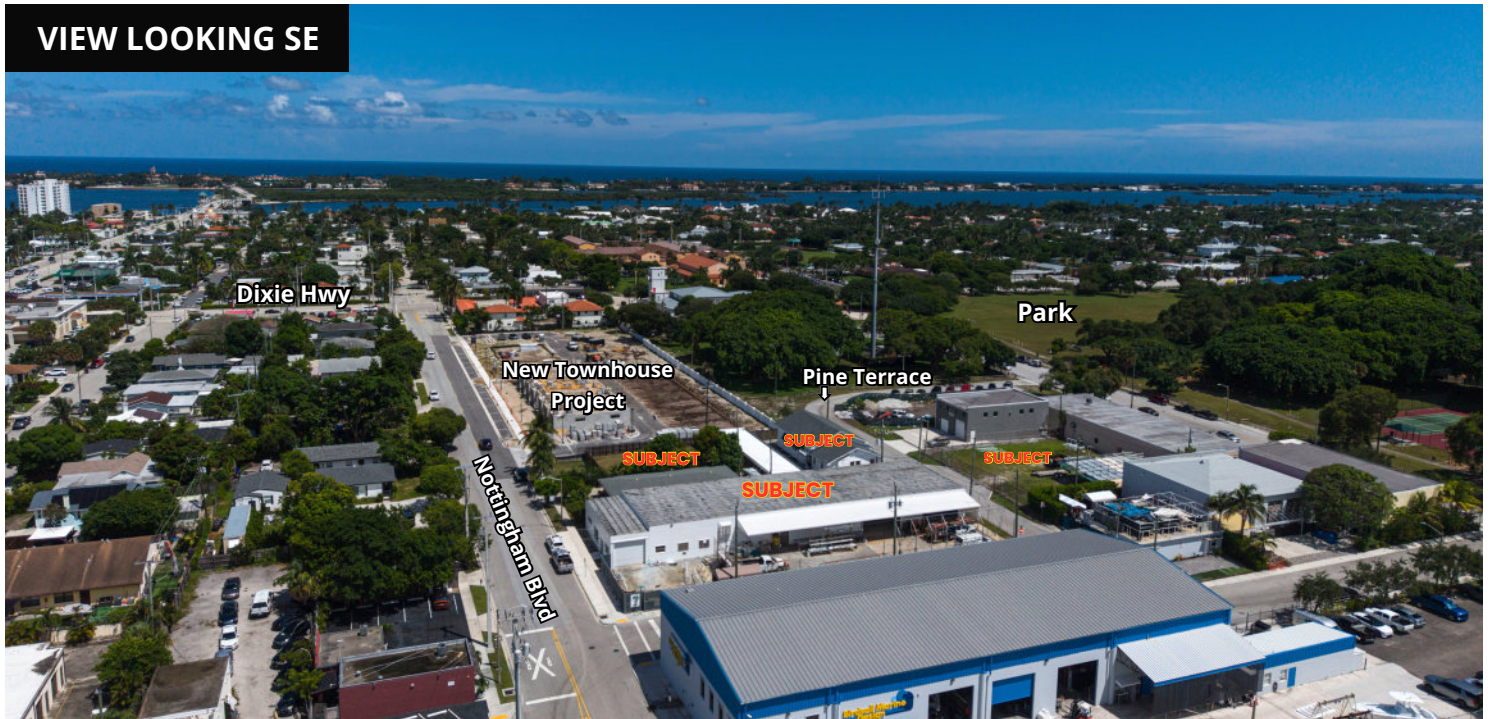
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LOCATION

VIEW LOOKING SE



VIEW LOOKING SE



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LOCATION

VIEW LOOKING SE



VIEW LOOKING SW



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LOCATION

VIEW LOOKING SW



OVERHEAD VIEW LOOKING SW



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LOCATION

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