

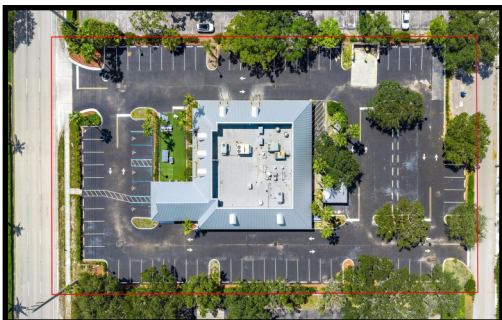


Commercial Building 661 US Highway #1 North Palm Beach, Florida

ANDERSON CARR

APPRAISERS • REALTORS • CONSULTANTS • DEVELOPERS

2801 Exchange Court
West Palm Beach, FL 33409
Paul Snitkin, President
Phone: (561) 833-1661
Cell: (561) 310-7888





Commercial Building
661 US Highway #1
North Palm Beach, FL

**CONFIDENTIAL
OFFERING MEMORANDUM**



Presented by:

Paul Snitkin, President

2801 Exchange Court

West Palm Beach, FL 33409

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Available ***FOR SALE***

***Commercial Building, Located at 661 US Highway #1
North Palm Beach, Florida***

Excellent North Palm Beach Opportunity! Rare opportunity to own a piece of the thriving North Palm Beach Market. This property is located in the Heart of North Palm Beach along the US Highway #1 corridor. This is a luxury commercial building with incredible access to all parts of North Palm Beach and Palm Beach County. Close to Lost Tree, Seminole Landing, Trump National Golf Course, Bear's Club, Admiral's Cove, Frenchman's Creek, Frenchman's Reserve, Old Palm, Ballenisesles, and the Atlantic Ocean. Building consists of 7,225 SF, on a site consisting of 1.66 acres. Tons of parking on site. High ceilings. High quality construction. Perfect condition. This property is currently operated as a Restaurant. With zoning and the site size there are numerous use potentials for this site. Medical, ALF, Professional use, retail, Etc. Etc.

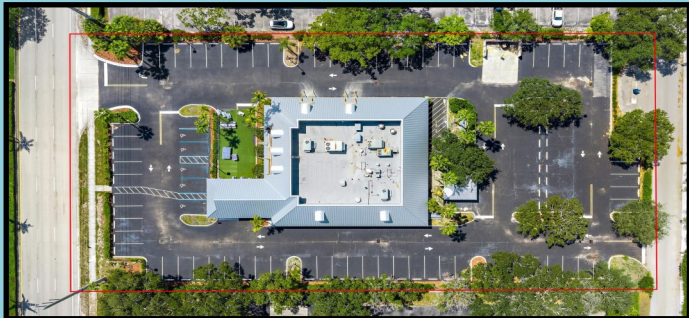
Call Paul Snitkin for additional information.

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Note: This offering subject to errors, omissions, prior sale or withdrawal without notice



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Project Overview

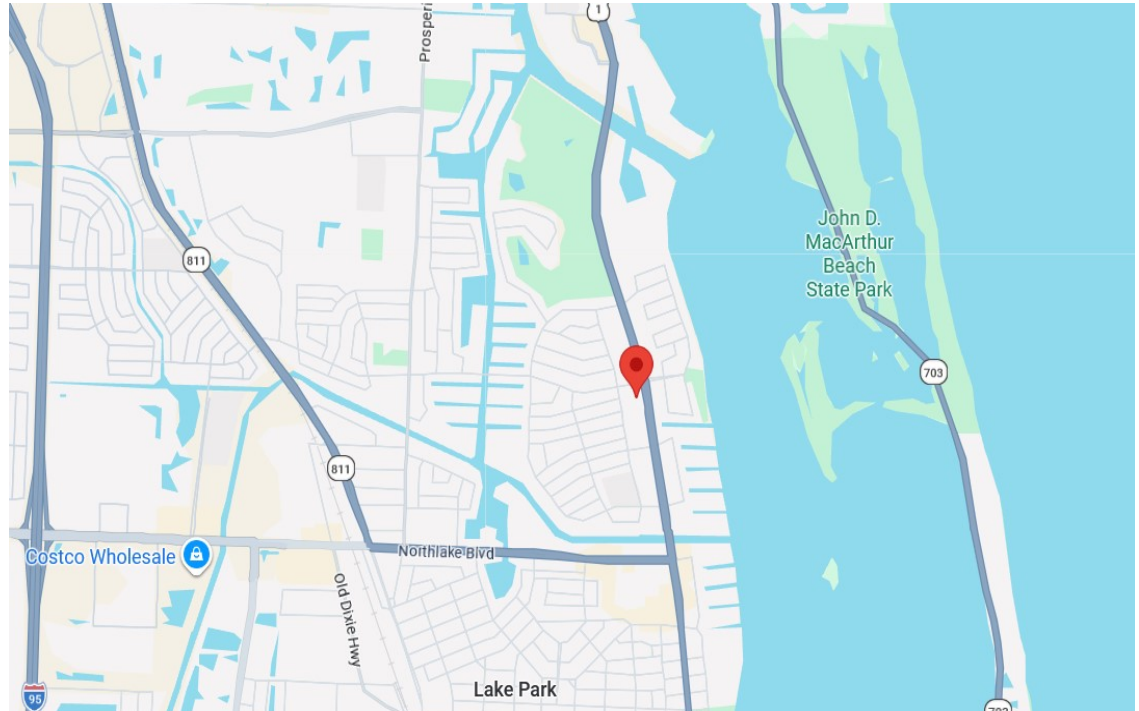
Anderson & Carr, Inc. is pleased to present this property for sale, at 661 US Highway #1, North Palm Beach, Florida. This Commercial Building is a 1 story, commercial building located in the Heart of North Palm Beach. Close to all luxury Subdivisions and the Atlantic Ocean. The property has high ceilings. Upscale finishes and fixtures. Tons of on site parking. Fully equipped restaurant with bar/ lounge area. Reception area. Mens and Ladies lavatories. Storage building. Site consists of 1.66 acres. Building is in perfect shape. The property is surrounded by Retail uses, and Class A office buildings.

The existing building is built out as a Restaurant use with an open floorplan that can be customized for any type of use. Perfect for a professional office use for your high end clients, or Medical. The site size is large enough to accommodate numerous uses from ALF to Multi-family. Call today to discuss opportunities.





Commercial Building 661 US Highway #1 North Palm Beach, Florida



Strategic Location

The property represented is situated on the west side of US Highway #1, just north of the Northlake Boulevard and US Highway #1 intersection. Property has an excellent location and surrounded by mature trees. The building is walking distance to all major amenities, restaurants, businesses, and support facilities. This area has historically experienced high demand with low vacancy rates due to its central location. Property values, occupancy levels, and rent levels in the area have increased over the past several years with this trend expected to continue into the foreseeable future. North Palm Beach country club is just north of the subject location.

Additional Pictures

Commercial Building
661 US Highway #1
North Palm Beach, Florida

