1893 N. Haverhill Road

West Palm Beach, FL 33417

Unincorporated Palm Beach County

KARLINGTON COMMERCIAL

AVAILABLE FOR SALE **OFFERED AT $2,200,000**

Behavioral Health Housing (Substance Abuse & Mental Health) | Multifamily Residential High Density (RH)

✯ *2022 PBC Zoning Confirmation letter supporting approval and use for **22 beds as Recovery Housin**g i.e. Behavioral Health Housing (Substance Use & Mental Health). Other Community Housing & Group Living likely allowed, subject to regulatory compliance.*

✯ ***Potential Value Add Opportunity**: Enhanced zoning approval obtained for 15 Inpatient Beds (2025 Resolution supports SA,MH & Detox).*

HIGHLIGHTS

✯ **.86 Acres & Fully Fenced** ✯ **GBA ± 4,300** ✯ **8 Parking Stalls** ✯ **Vacant**

✯ **Fire Pit** ✯ **Fully Sprinklered** ✯ **Tech Office** ✯ **2 Full Kitchens**

✯ **NEW - Oren Cornwell – Shingle Roofs (5/2026) + office flat roof**

✯ **Municipal Water/Sewer**

✯ **Landscaped & Site Lighting** ✯ **Basketball Ball & Recreation Space**

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1893 N. Haverhill Road

Property Control Number: 00-42-43-26-00-000-1010

GBA (SF)	**± 4,300**
Bed Capacity	**22**
Building	**1A (mens), 1B (tech office), 2 (womens)**
Lot Size	**± .86 acres**
Year Built *(PAPA)*	**1957 & 1999**
Approved Use	**Recovery Housing**
Zoning	**Multifamily Residential High Density (RH)**

**Ownership obtained Zoning Approval (subject to Building Review and Permitting) to allow for SAMA, including detox inpatient level of care*

This offering presents a unique, private compound property that is centrally located in Palm Beach County (Okeechobee Blvd. & Haverhill Road). a fully enclosed, privately fenced gem that is surveyed at nearly one acre. **Active BTR and licenses allowing for the use of Recovery Housing for both substance use disorder & mental health housing, and zoning that can facilitate other Community Housing, Group Living and other RH uses.** Two primary houses - fully sprinklered, function as women and mens houses, plus a sprinklered ± 300 sf tech/admin office. Strategically located near I-95 & 15 minutes from Palm Beach International Airport / President Donald J. Trump International, with public bus stops and routes within walking distance.

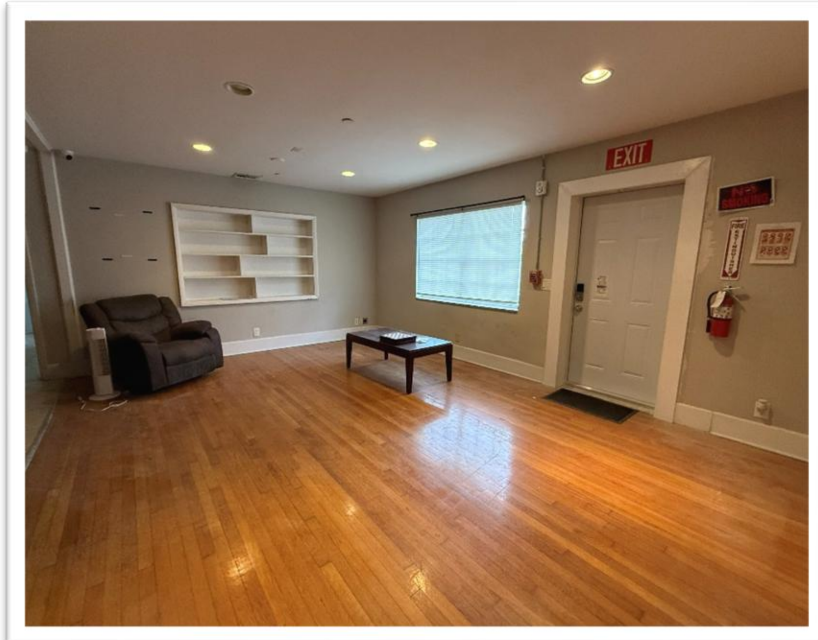
Palm Beach County provides desirable real estate and business opportunities, as evident by its growing demand from sophisticated investors. The South Florida region continues to thrive with strong population and economic growth, reinforcing the resilience of its market. Palm Beach County commercial and residential properties consistently transact above typical pricing levels, demonstrating greater stability than many other marketplaces.

The Haverhill property is situated in the heart of South Florida, Palm Beach County, which prospers from a strong and diverse economy, highly regarded schools, and lifestyle & cultural amenities.

More about Inpatient level of care
In April 2025, PBC Board of County Commission approved and issued its Zoning approval (subject to building approval) and a DRO was issued May 2025,
Additional Steps Needed:
PBC Issued: Zoning Approval – Allows for 15 Inpatient Behavioral Health Treatment (SA/MH including detox). DRO issued May 2025, PBC Board of County Commission approval April 2025.
Additional Steps Needed:

- Building Approval – Requires completion of plans** and issuance of permits, construction & licensing. *(**This is where ownership paused).*
- Construction phase followed by licensing phase.

Please inquire with listing broker for more information.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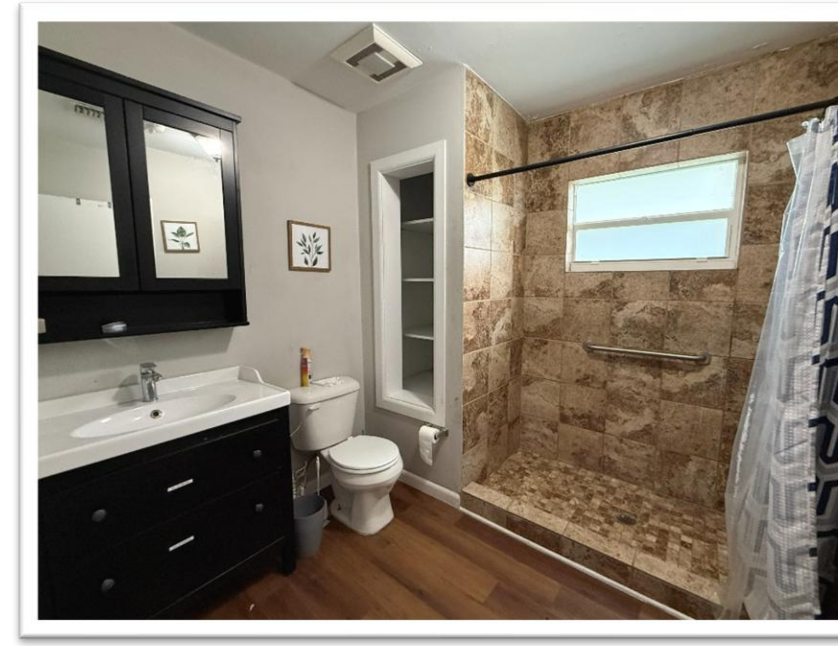

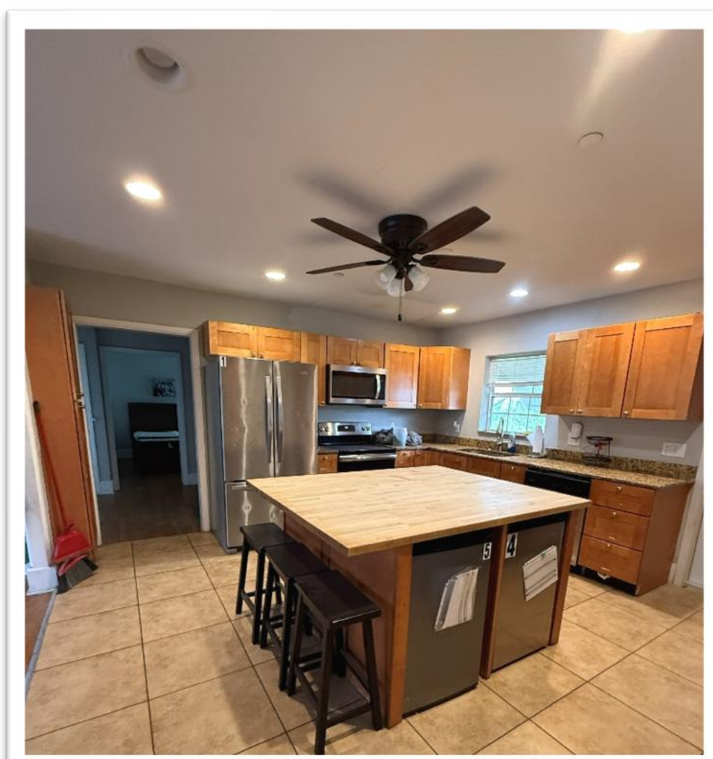

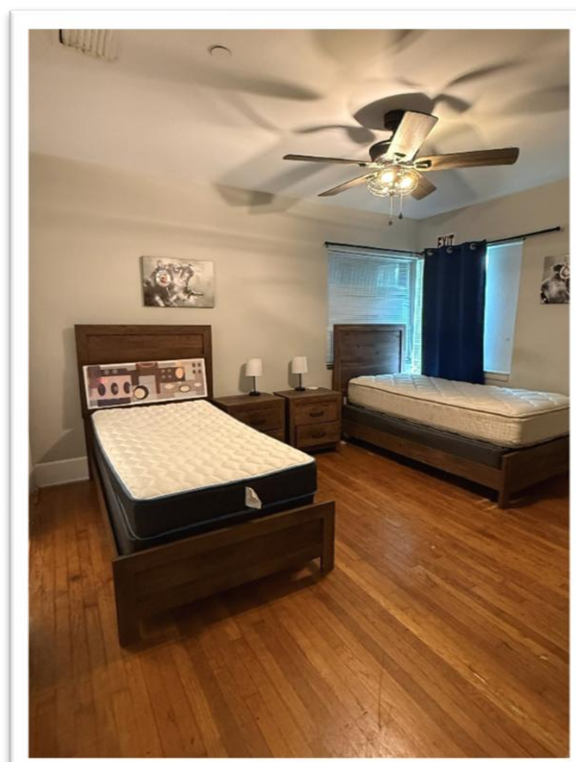

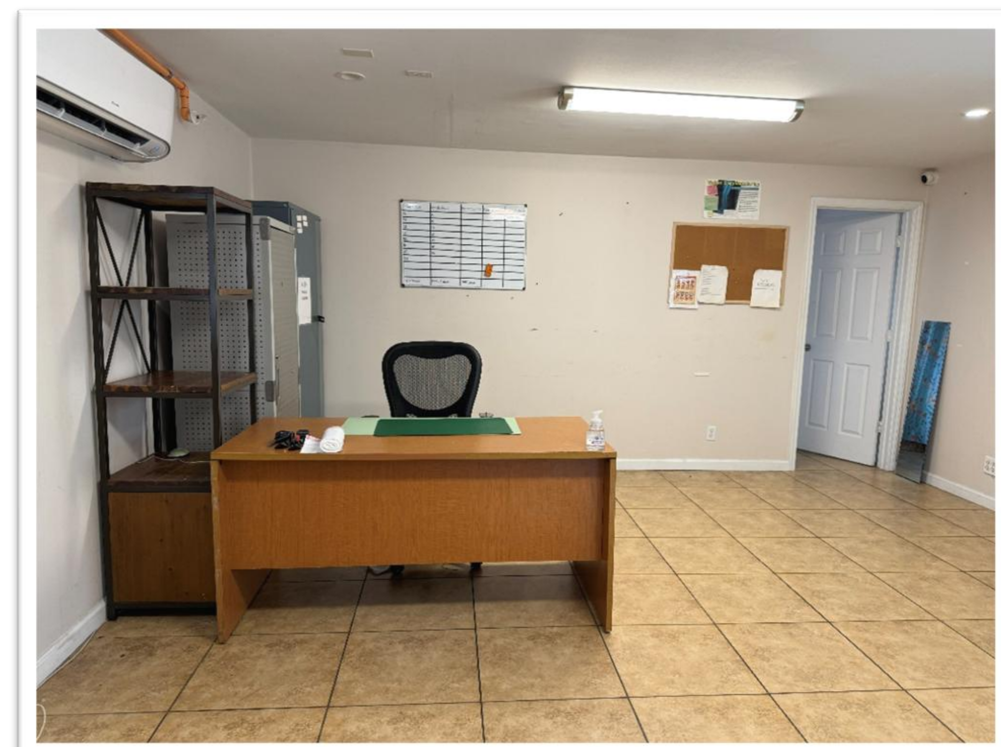

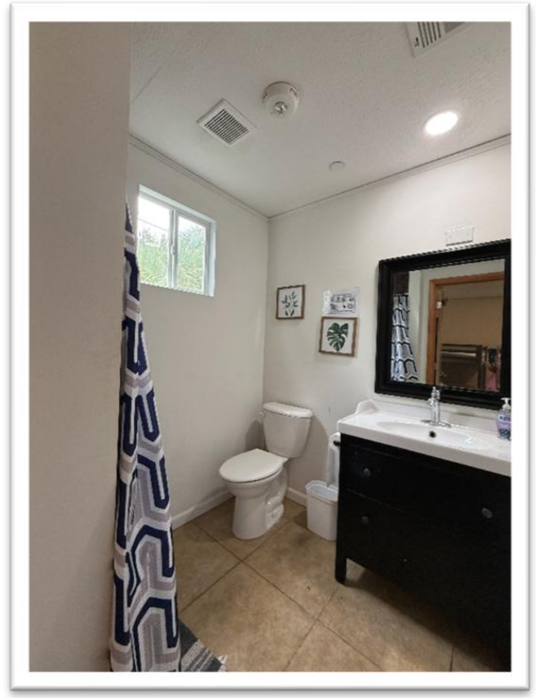

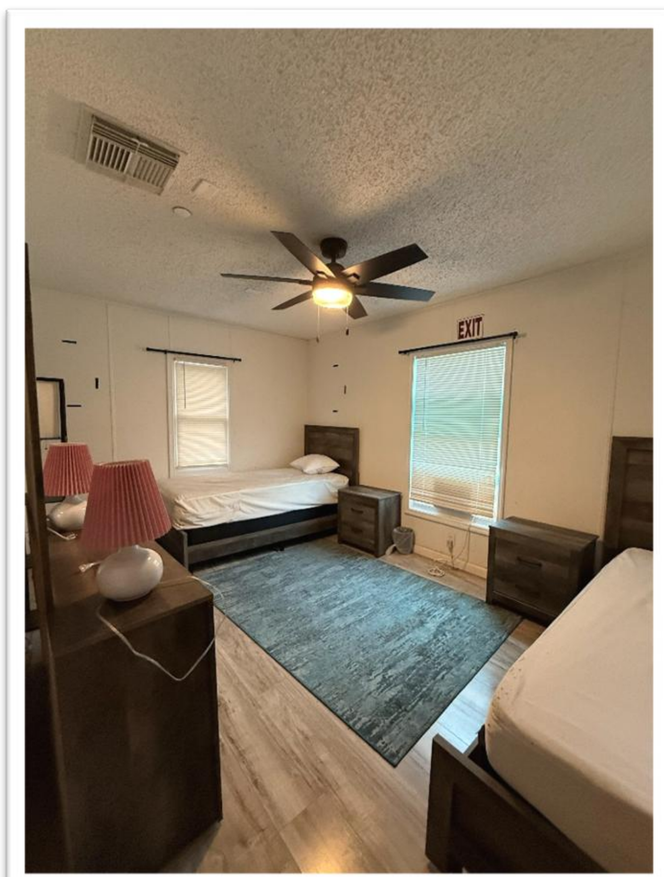
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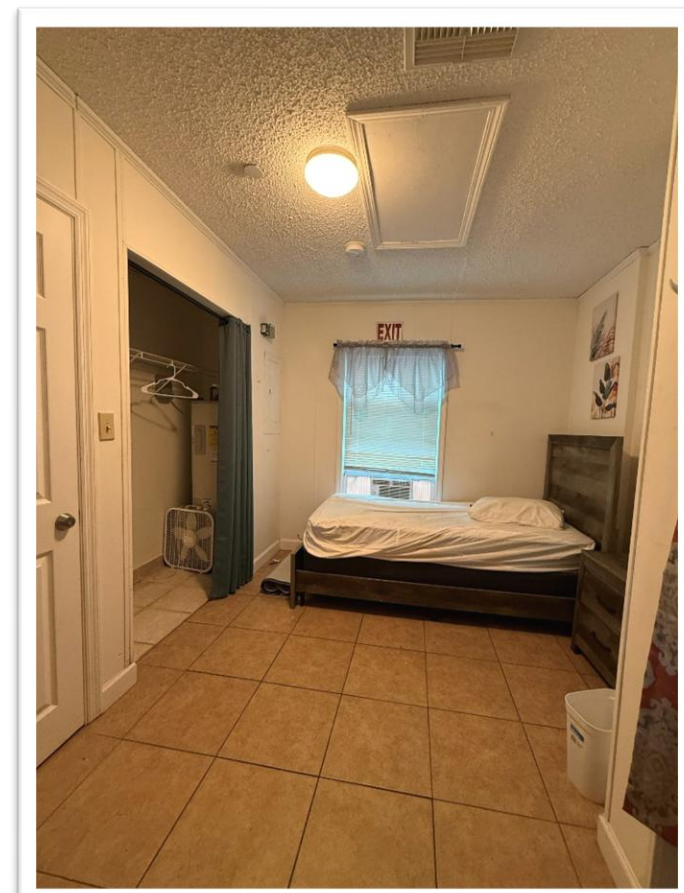
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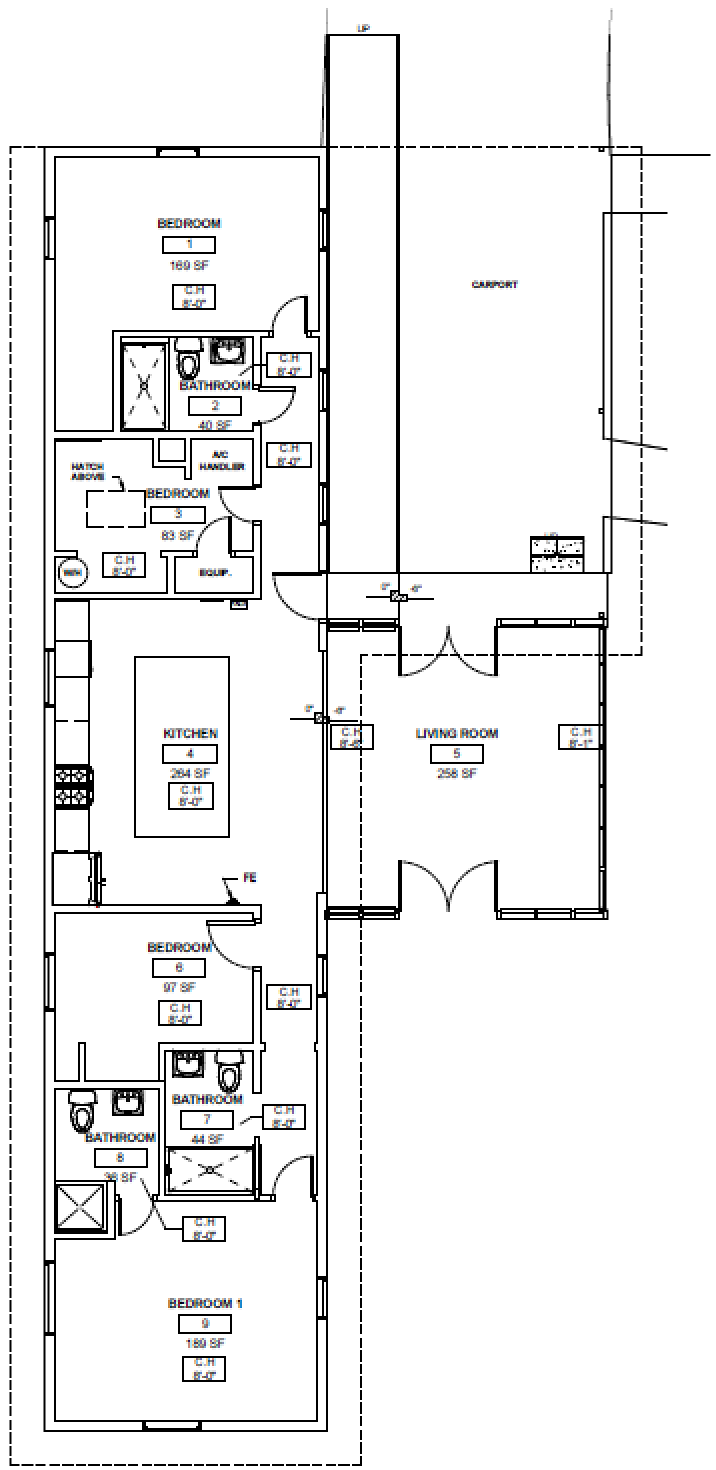
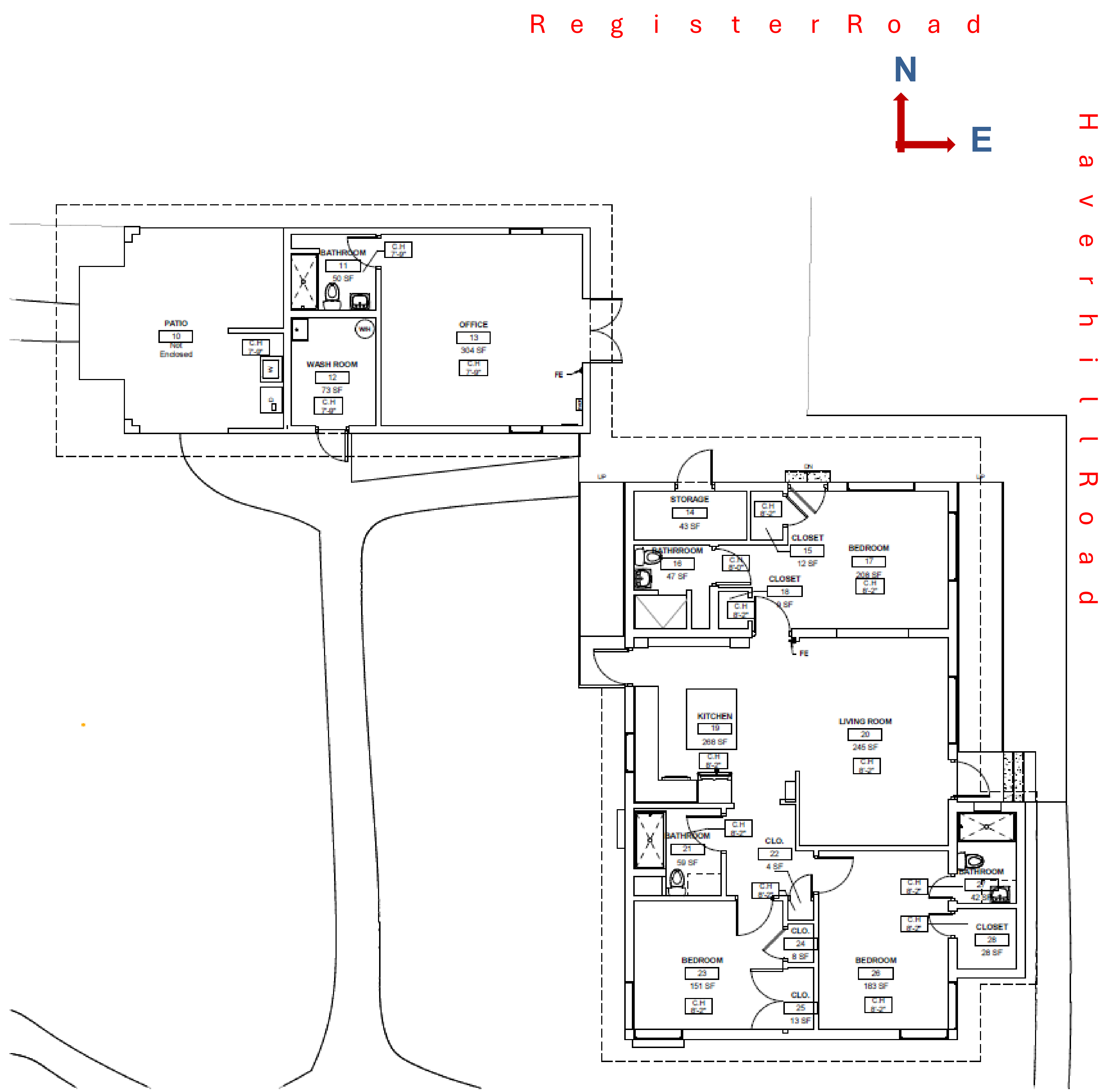
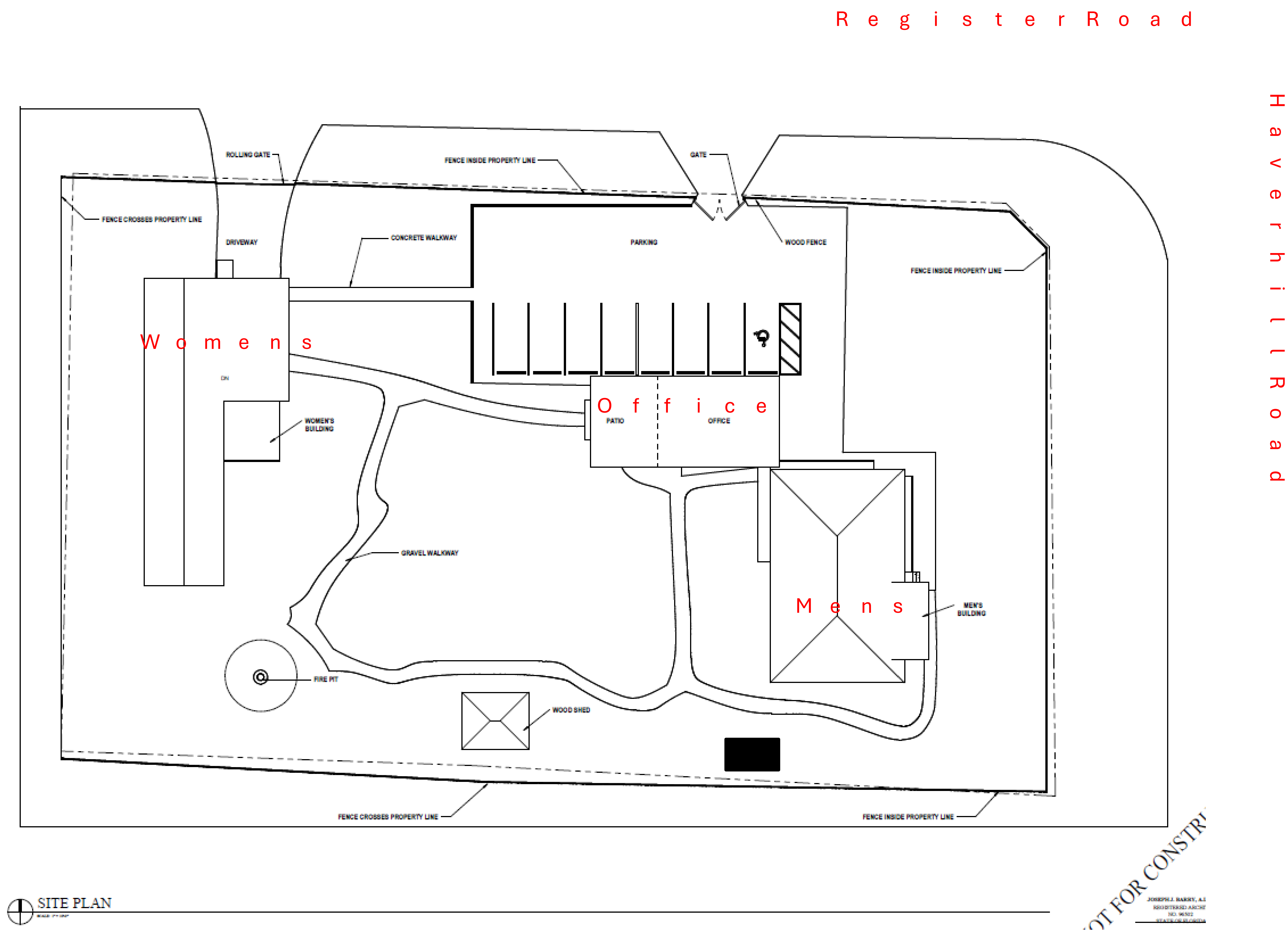


ENLARGED PROPOSED FLOOR PLAN - WOMEN'S BUILDING



ENLARGED PROPOSED FLOOR PLAN - OFFICE AND MEN'S BUILDING


Register Road
Haverhill Road
ROLLING GATE
FENCE INSIDE PROPERTY LINE
GATE
FENCE CROSSES PROPERTY LINE
DRIVEWAY
CONCRETE WALKWAY
PARKING
WOOD FENCE
FENCE INSIDE PROPERTY LINE
Womens
DN
WOMEN'S BUILDING
Office
PATIO
OFFICE
GRAVEL WALKWAY
Mens
MEN'S BUILDING
FIRE PIT
WOOD SHED
FENCE CROSSES PROPERTY LINE
FENCE INSIDE PROPERTY LINE
SITE PLAN

SUBMISSION PROCESS

Karlington Commercial, LLC invites interested parties to submit offers in accordance with the following criteria. These guidelines ensure a consistent and efficient evaluation process for all prospective purchasers.

<u>Format & Requirements</u>

- **Contract / Letter of Intent** — A written contract is preferred and encouraged, however LOI may be utilized. An offer must include core contract elements outlining purchase price, due diligence period, closing timeline, and any contingencies.
- **Proof of Funds** — Documentation demonstrating financial capacity to complete the transaction.
- **Acquisition Structure** — Identification of purchasing entity, partners, and any planned financing.
- **Due Diligence Outline** — Summary of inspections, reviews, or third-party reports anticipated during the diligence period.

<u>Transaction Terms</u>

- **Earnest Money Deposit** — Amount and timing of deposit, including any non-refundable portions.
- **Closing Timeline** — Proposed schedule from contract to close.
- **Contingencies** — To include any conditions tied to financing, approvals, or inspections,
- **As-Is Acceptance** — Acknowledgment that the Property is offered "as-is, where-is," subject to the terms of the Purchase and Sale Agreement.

Evaluation Considerations - Karlington Commercial, LLC and the Seller may evaluate submissions based on:
Financial Strength — Ability to close without undue risk or delay.
Offer Certainty — Minimal contingencies and clear execution capability.
Timeline Compatibility — Alignment with Seller's preferred closing schedule.
Transaction Terms — Competitiveness and clarity of proposed terms.

Submission Instructions
All offers should be submitted electronically to Karlington Commercial, LLC. By submitting an offer, the prospective purchaser acknowledges receipt of the Offering Memorandum and agrees to comply with all confidentiality requirements therein.

BROKERAGE INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT:

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NON-DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This Offering Memorandum is confidential and intended solely for the designated recipient for the purpose of evaluating a potential acquisition of the Property. It may not be copied, reproduced, shared, or otherwise disclosed, in whole or in part, to any other individual or entity without the prior written authorization of **Karlington Commercial, LLC** and the Seller. The information presented herein has been compiled from sources considered reliable; however, no warranty or representation, whether express or implied, is provided regarding the accuracy, completeness, or suitability of the material contained in this Memorandum. The Property is offered and will be sold on an "as-is, where-is" basis, without any warranties of any kind, express or implied, including, but not limited to, warranties concerning title (except as provided in the Purchase and Sale Agreement), physical condition, environmental matters, zoning compliance, or suitability for any particular use. Nothing herein should be interpreted as a guarantee or assurance of the Property's future performance. This Memorandum may contain forward-looking statements relating to anticipated financial results, market trends, lease activity, and other matters. These statements reflect current assumptions and expectations and are subject to risks and uncertainties that may cause actual outcomes to differ significantly. No assurance is given that any projected or forward-looking information will occur as described. **Karlington Commercial, LLC** serves as the exclusive representative of the Seller in connection with the marketing and sale of the Property and will be compensated by the Seller. No commission, finder's fee, or other compensation will be paid to any other broker, agent, or intermediary without the Seller's prior written consent. By accepting and reviewing this Offering Memorandum, the recipient agrees to maintain the confidentiality of all information provided and to use such information solely for evaluating the proposed transaction.