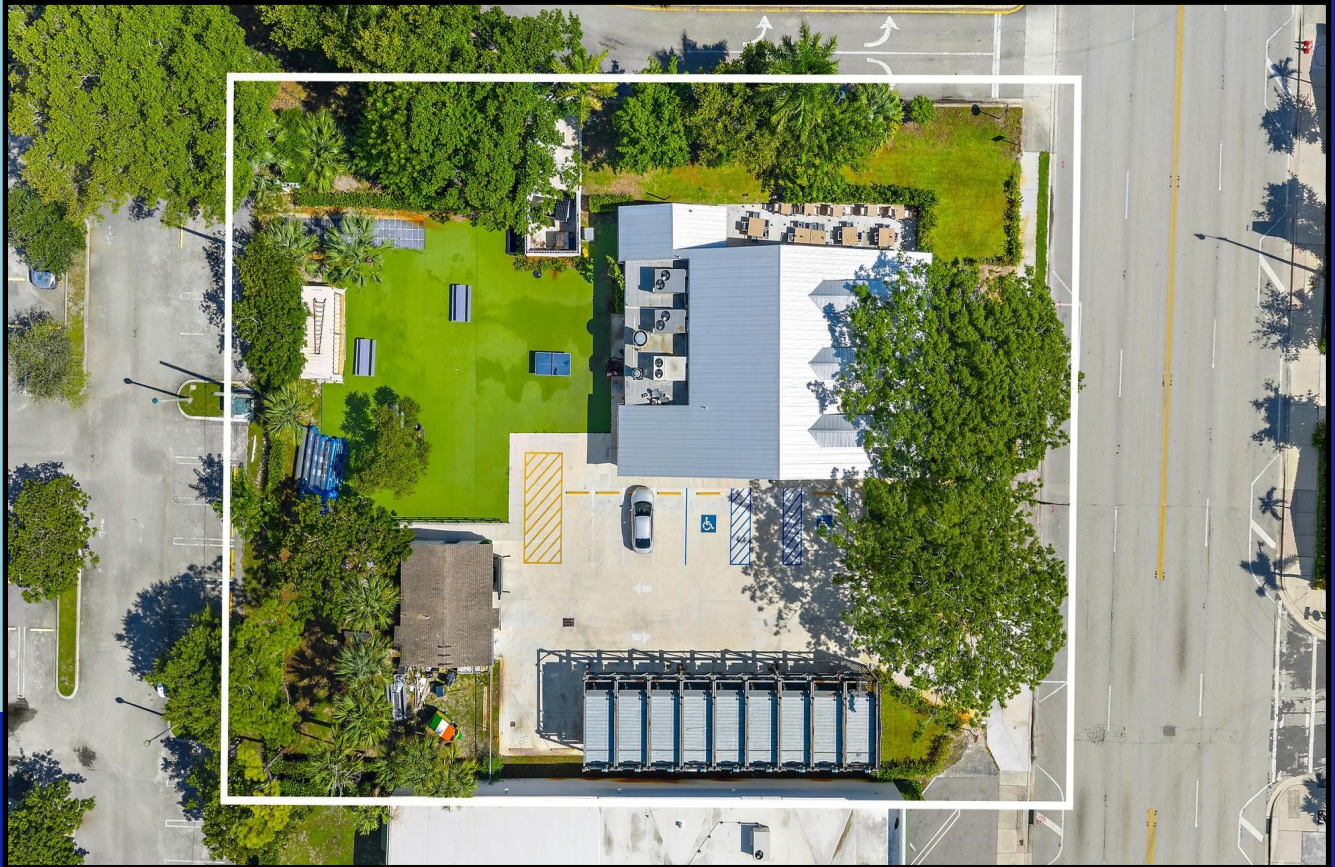




Commercial Hospitality Building

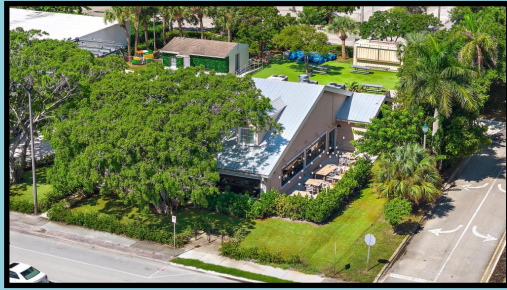
4801 South Dixie Highway
West Palm Beach, Florida

ANDERSON CARR

APPRAISERS • REALTORS • CONSULTANTS • DEVELOPERS

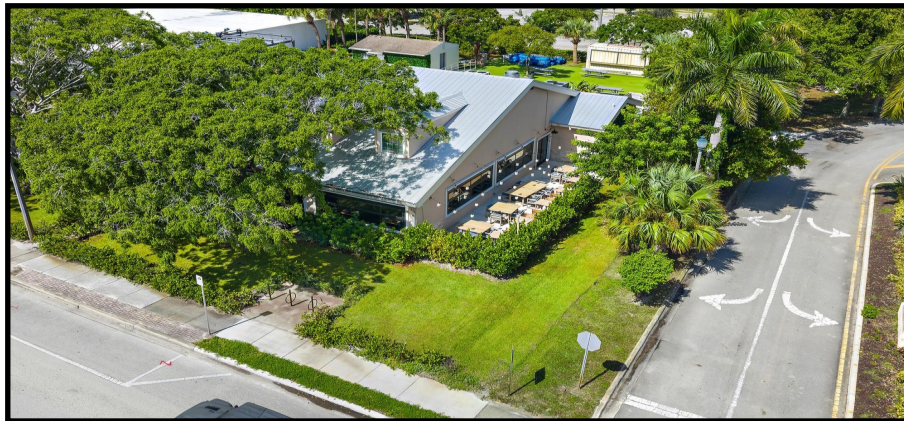
2801 Exchange Court
West Palm Beach, FL 33409
Paul Snitkin, President
Phone: (561) 833-1661
Cell: (561) 310-7888





**Commercial Hospitality
Building
4801 South Dixie Highway
West Palm Beach, FL**

**CONFIDENTIAL
OFFERING MEMORANDUM**



Presented by:

Paul Snitkin, President

2801 Exchange Court

West Palm Beach, FL 33409

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Phone: (561) 833-1661

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psnitkin@andersoncarr.com





Available ***FOR SALE***

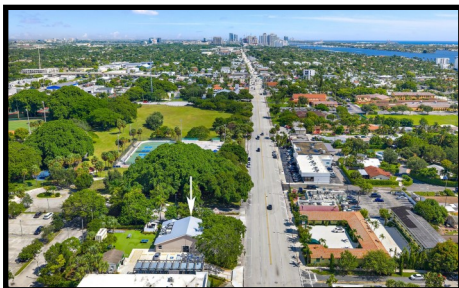
***Commercial Hospitality Building, Located at 4801 South Dixie Highway,
West Palm Beach, Florida***

Excellent West Palm Beach Opportunity! Rare opportunity to own a piece of the thriving West Palm Beach Market. This property is located in the Heart of SOSO in West Palm Beach along the South Dixie Highway corridor. This is a luxury commercial building with incredible access to all parts of West Palm Beach and Palm Beach County. Close to Downtown West Palm Beach, Donald J Trump International Airport, Intracoastal Waterway, Atlantic Ocean and Palm Beach. Building consists of 4,100 SF, on a site consisting of .60 acres. Parking on site. High ceilings. High quality construction. Fully equipped restaurant/bar, outdoor seating, Impact windows, in Perfect condition. With zoning and the site size there are numerous use potentials for this site. Retail, professional office, Etc. Etc.

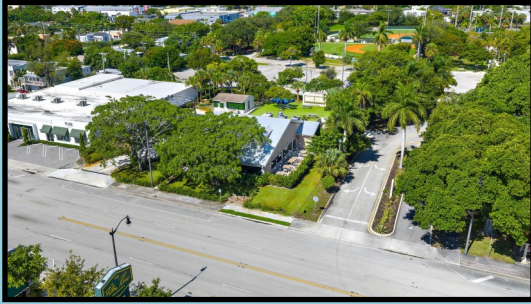
Call Paul Snitkin for additional information.

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West Palm Beach, FL 33409
Phone: (561) 833-1661



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



Commercial Hospitality Building 4801 South Dixie Highway West Palm Beach, FL

Project Overview

Anderson & Carr, Inc. is pleased to present this property for sale, at 4801 South Dixie Highway, West Palm Beach, Florida. This Commercial Building is a 1 story, commercial building located in the Heart of SOSO West Palm Beach. Close to Residential, Commercial, Downtown WPB, Intracoastal Waterway, Palm Beach and the Atlantic Ocean. Upscale finishes and fixtures. Site parking. Fully equipped restaurant with bar/lounge area. Mens and Ladies lavatories. Storage building. Site consists of 0.60 acres. Building is in perfect shape, recently built. The property is surrounded by Retail uses, Professional uses, and Luxury homes.

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. Call today to discuss opportunities.

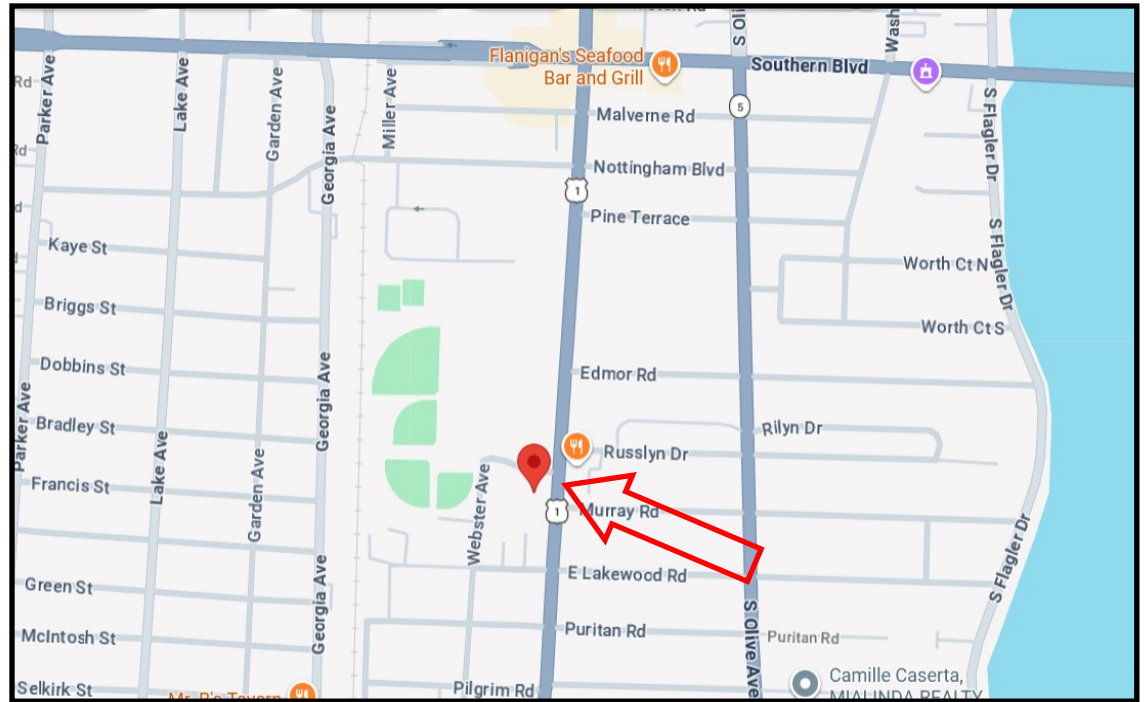


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Commercial Hospitality Building 4801 South Dixie Highway West Palm Beach, FL



Strategic Location

The property represented is situated on the west side of South Dixie Highway, in the Heart of SOSO (South of Southern Blvd), just south of Southern Boulevard, and north of Forest Hill Boulevard, West Palm Beach, FL. The Subject is 1 mile south of Downtown West Palm Beach. 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.

Additional Pictures

Commercial Hospitality Building 4801 South Dixie Highway West Palm Beach, FL

