

**FOR SALE | 1032 N Dixie Hwy
1014-1032 N Dixie Hwy, Lake Worth, FL.**



PROPERTY FEATURES

- 14,000 sf two-story office building office building/corporate HQ with a
- Current Occupant's Business is Relocating
- Ideal Owner-User Property to Renovate or Re-Develop
- Excellent US 1 Location Less Than 1 Mile East of I-95
- Over 1/4 of a City Block with +/- 247 Feet of Dixie Hwy Frontage
- Zoning: MU-DIXIE— Mixed Use Dixie Hwy (38-LAKE WORTH BEACH)
- Complete Renovation in 2023
- Listing Price: \$7,700,000.00

Simplifying Real Estate



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Property Summary

Property: Freestanding Office/Services Building

Location: Located on 1032 N Dixie Highway Lake Worth Beach, FL 33460

Year Built: 1930 with complete renovation in 2023

Zoning: MU-Dixie Mixed Use - Lake Worth Beach

Use Code: 1200 - Store/Office/Residential

PCNs#: 38-43-44-21-15-310-0050, 38-43-44-21-15-310-0040

Basic Building: Masonry

Exterior Walls: Stucco over Block

Roof: Sloped and Flat - Insulated Built Up Roof Over Concrete Deck

Interior Walls: Drywall

HVAC: Individual heating and cooling units

Ceiling Height: 10 ft + 15ft

Electric: Lake Worth Beach Utilities

Public Utilities: Water and Sewer are provided by Lake Worth Beach Utilities.

Signage: On Building

Traffic Count: 33,000/VPD +-

Parking: 39 Surface Spaces Plus Public On Street Parking

Walk Score: Somewhat Walkable Area

Flood Risk: FEMA Zone X (.02% Annual Chance)

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