

# Comm/Industry Full Report

Address: 3606 S Dixie Highway 130, West Palm Beach, FL 33405

MLS#: RX-11073578

Status: Active

List Price: \$260,000



County: Palm Beach

Area: 5440

For Sale: Yes

For Lease: No

Geo Area: PB20

Subdivision: VILLAS ON ANTIQUE ROW

Lease Year:

Property Desc: Retail LEASED

Parcel ID: 74434334250010040

Legal Desc: VILLAS ON ANTIQUE ROW LT 4A

Original List Price: \$260,000

Waterfront: No

Zoning: RPD(ci

List Price Sqft:

Year Built: 2013

Built Desc:

Total Building SqFt:

Total Units: 1

Acres: 1

Real Estate Taxes: 4,801.2

Tax Year: 2024

SqFt Source: Other

Owner/Agent: No

Miles to Expressway: 1

Miles to Beach: 3

Type of Building: Commercial; Office/Retail; Retail; Other

Avail Docs: None

Avail Info: None

Cooling: Central

Construction: CBS

Flooring: Parquet Floor; Other

Fire Protect: Smoke Detector

Heating: Central

Location: City

Lease: Subject to Lease

Possession: Subject to Lease

Roof: Concrete Tile

Sale Includes: Building Only; None

Special Info: No Survey; Presently Leased

Type of Building: Commercial; Office/Retail; Retail; Other

Tenant Pays: Cable; Electric

Terms Considered: Cash

Unit 1: # of Units: 1

Unit 8:

Utilities: Public Water

Use: Professional Office; Retail; Other

Waterfront Details: None

Building Info: # of Offices: 1; Interior Ceiling Hgt: 12; # of Tenants: 1; Miles to Expressway: 1; Miles to Beach: 3

Monetary Info:

Showing Instructions: 24 Hour Notice; Appointment Only; Call Listing Agent; LA Must Accompany; Tenant Occupied

Auction: No

Directions: Do Not Disturb Tenants! Southern Blvd, Left onto S Dixie Hwy, 3606 S Dixie is on your right.

Public Remarks: Amazing Opportunity! Here's your chance to own #130 at Villas On Antique Row, within the heart of an exclusive haven for antique dealers, celebrated designers, and a wide array of retail shops. Excellent storefront advertising to showcase your business offering unmatched visibility. A prime destination for collectors and interior enthusiasts. ensuring to capture attention from visitors and locals alike. Adding to its appeal, the upcoming "Evening On Antique Row" on April 5th, 2025, promises a lively event filled with charm, culture, and community spirit. The area also offers easy access to great dining spots like City Diner, Cafe Saponi, Lynora's, all just moments away. Conveniently located just north of Southern Blvd. Currently leased. Please do not disturb the tenants.

Cumulative DOM: 44

Days On Market: 44

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LD: 03/19/2025

List Type: Ex Rt

List Off Agency: Transaction Broker

XD: 12/31/2025

Owner Name: On File

Broker Only Remarks: Please call Sandra Kingman to set up an appointment with at least 12-24 hour notice. Showings between 10am and 2:15pm only. 623 SF Retail Space, Qtly Dues: \$4,512.00, 1 Bathroom, 12' Ceilings, 1 designated parking space. DO NOT DISTURB TENANT. All info is deemed reliable but not guaranteed. Note: Villas on Antique Row Homeowners Association are the plaintiffs, currently involved in litigation.

Any Broker Advertise: No

623 SF Retail Space, Qtly Dues: \$4512, 1 Bathroom, 12' Ceilings, 1 designated parking space. DO NOT DISTURB TENANT. Please call Sandra Kingman to set up an appointment with at least 24 hour notice.

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All information is subject to changes. Buyers and their agent to verify all information prior to purchase.