

**FOR SALE • ±1,013 SF • OFFICE CONDO**

**2465 MERCER AVE, SUITE 202  
WEST PALM BEACH, FL 33401**

**LRM**  
**COMMERCIAL  
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## **PROPERTY FEATURES:**

- **Rarely Available Office Suite - Sold Vacant**
- Recently Renovated - Move in Ready
- Investment or Owner/User Opportunity
- Close Proximity to I-95 & West Palm Airport
- Total Size: ±1,013 square feet
- Association Dues: \$1,922 per quarter
- 2025 Taxes: \$5,744.00
- Office layout includes: reception area, 4 private offices, break room, storage/IT closet, and 1 restroom
- 1 covered parking space included
- Impact windows throughout
- See floor plan and photos on Page 2
- **Sale Price: \$499,000**

## **CONTACT**



**CHAD GOTTSEGEN**  
Managing Director/Broker  
**561-400-7750**  
[chad@lrmcrea.com](mailto:chad@lrmcrea.com)

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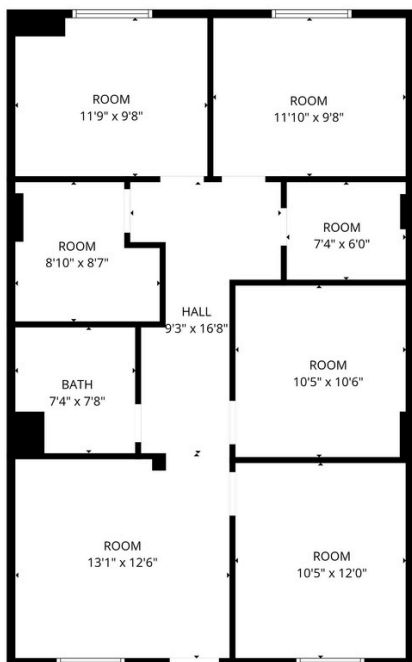
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