

**For Sale: 202 N Federal Hwy. Lake Worth  
Beach, FL 33460**

**5411 SF Freestanding Commercial Building  
on .45 Acre Lot**



## PROPERTY FEATURES

- Corner Lot at Signalized Intersection Totaling .45 Acre or 19,602 SF
- MU-E—Mixed Use East—Lake Worth Beach
- Northeast Corner of 2nd Ave N & North Federal Hwy.
- Signalized Intersection
- Current Use is Office Bldg— Non Medical
- Building Size 5411 Total SF
- Flood Risk: Flood Zone X - X represents areas outside the 500-year flood plain with less than 0.2% annual probability of flooding
- Asking Price: \$2.3 Million

## Simplifying Real Estate



**STRATEGIC REALTY SERVICES, LLC**

**CHRISTOPHER FLEMING**

500 Northpoint Parkway, STE 300

West Palm Beach, FL 33407

561.471.5353 PH

561-707-5120 CELL

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[www.strategicrealty.com](http://www.strategicrealty.com)



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**202 N Federal Hwy, Lake Worth Beach, FL 33460**

### **Property Summary**

Property Location: located at the Northeast Corner of Federal Hwy and 2nd Ave N in Downtown Lake Worth Beach

Year Built: 1929

Zoning: MU-E Mixed Use East

Use Code: OFFICE BLDG-NON MEDICAL 1 TO 3 STORIES

Lot: .45 Acre / 150 on N Federal Hwy x 130 on 2nd Ave N

PCN#: 38-43-44-21-15-042-0010

Basic Building: 1 Story CBS Construction

Exterior Walls: Concrete Block Walls

Roof: Main: Flat

Interior Walls: Drywall and Wall treatment

Ceiling: Open

Lighting: Reflective Inlaid in ceiling

HVAC: Three Heating and cooling units,

Floors: Exposed smooth concrete

Ceiling Height: 9 ft and up

Electric: City of Lake Worth Beach Utilities

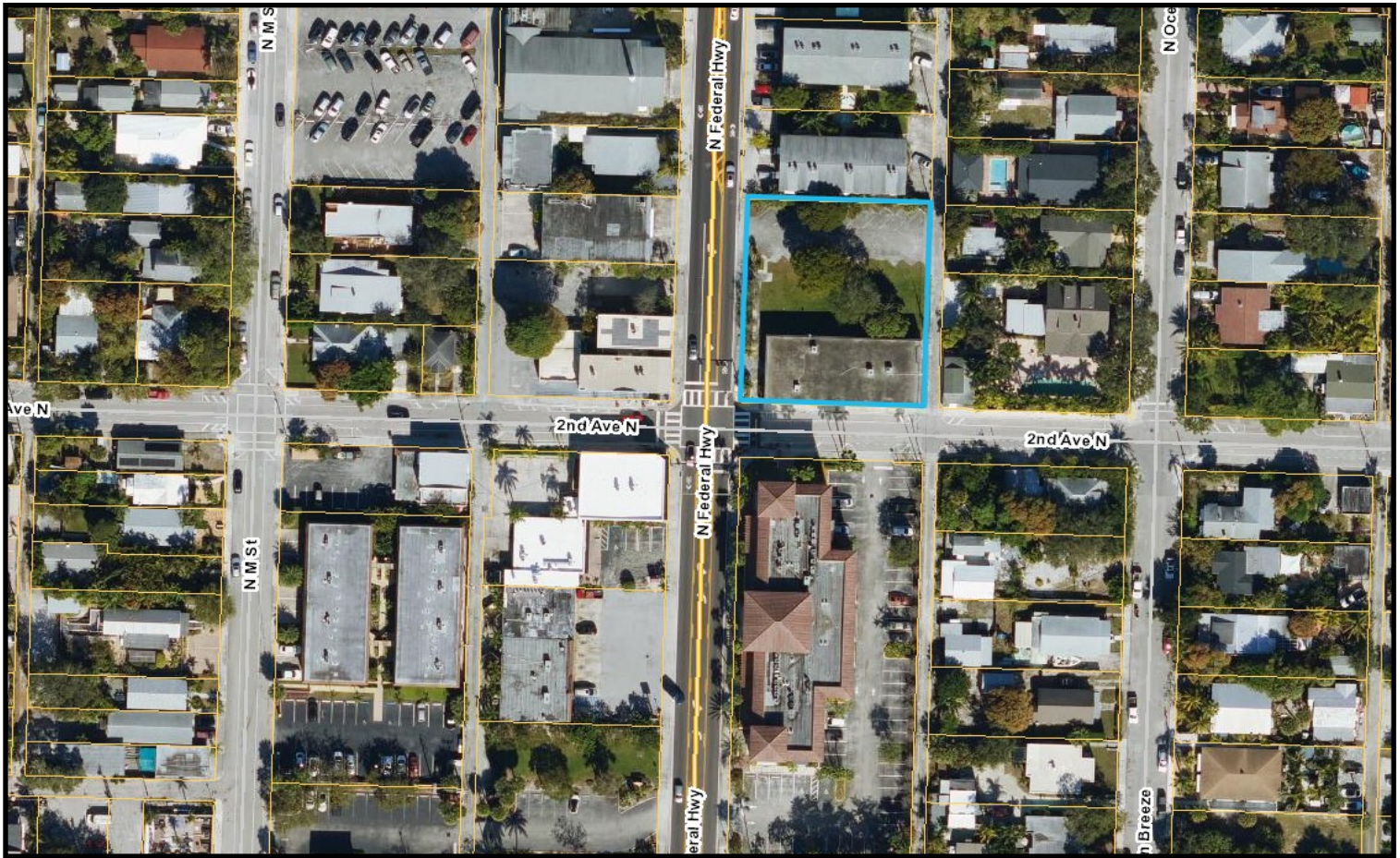
Public Utilities: Water and Sewer and Trash are provided by Lake Worth Beach Utilities, telephone/internet services are provided by AT&T and Comcast

Signage: On Building

Parking: 20 Surface Spaces with room for more

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### Zoning Information:

Zoning in the MU-E District at this intersection allows for retail, restaurant, lodging, financial institutions, funeral home, coffee shop, business & professional services, gym, holistic healthcare, day spa, pet grooming, schools and churches, and residential multi-family up to 30 dwelling units per acre.

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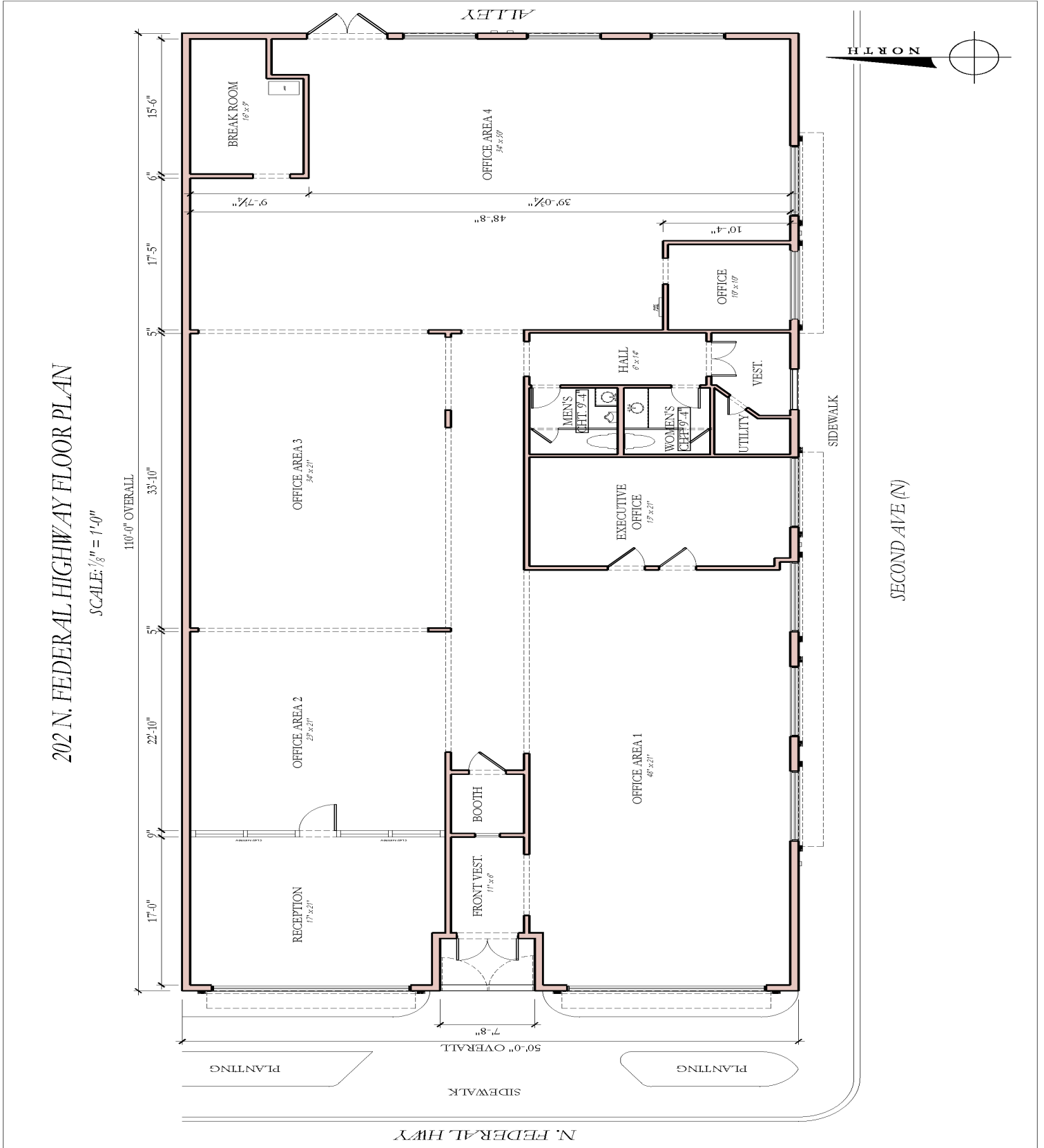


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### Floor Plan

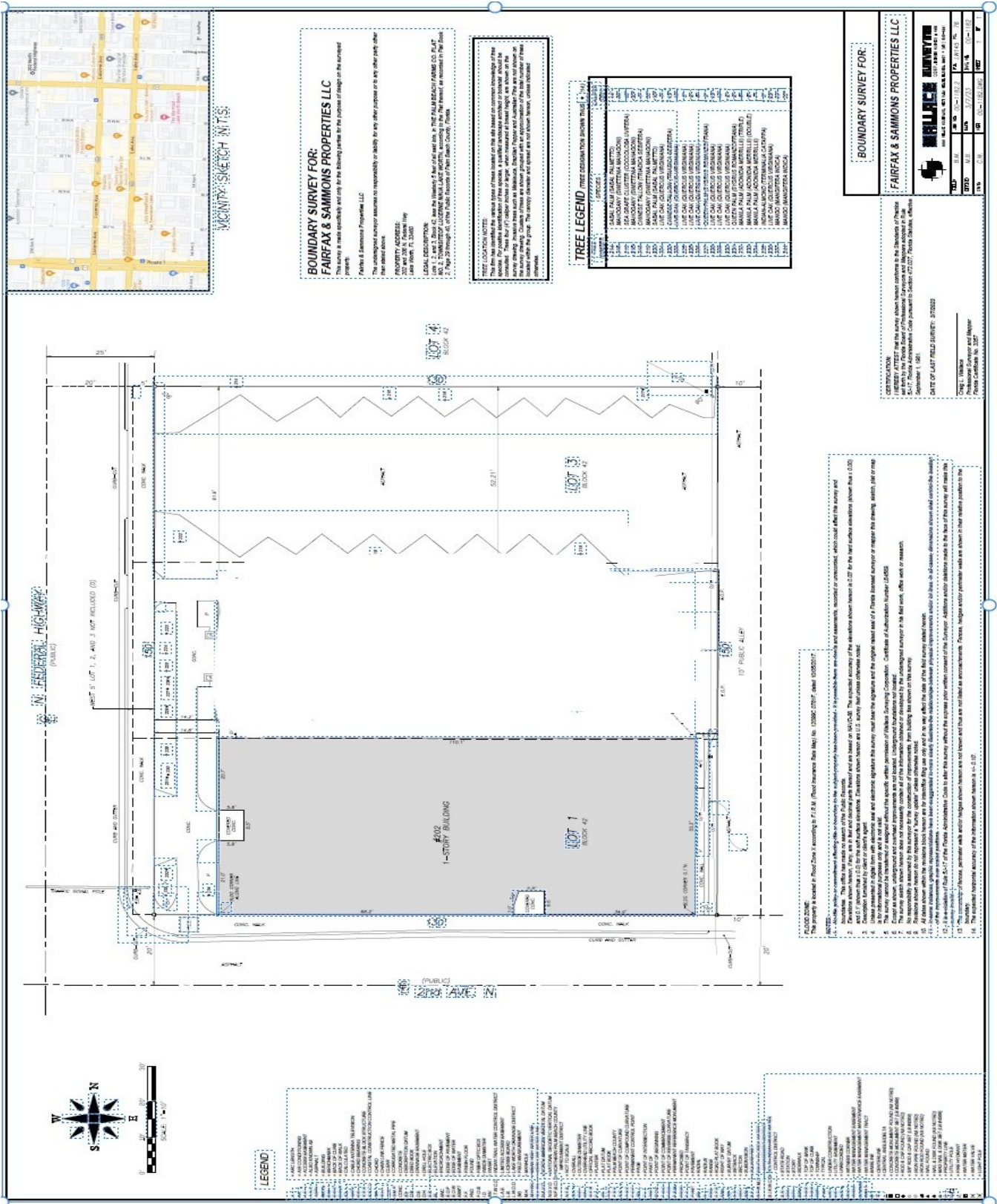


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# SURVEY



VICINITY SKETCH MAP

**BOUNDARY SURVEY FOR:**  
**FAIRFAX & SAMMONS PROPERTIES LLC**  
 This survey is made exclusively and solely for the benefit of the subject of this survey on the subject property.  
 Fairfax & Sammons Properties, LLC  
 The undersigned surveyor warrants to responsibility or liability for any error or omission in any other part of this survey other than stated above.  
**PROPERTY ADDRESS:**  
 202 N FEDERAL HWY  
 LAKE WORTH, FL 33460  
**LEGAL DESCRIPTION:**  
 LOT 1, BLOCK 42, THE PALM BEACH PLANT, NO. 2, COMMUNITY OF LAKE WORTH, according to the Plat thereof as recorded in the Book 17, Page 100 of the Public Records of the State of Florida.

This tree was located on the site based on current knowledge of the location. For a complete distribution of these species, a further investigation and/or sampling should be conducted. The surveyor is not responsible for the accuracy of the tree data provided by the client. The surveyor is not responsible for the accuracy of the tree data provided by the client. The surveyor is not responsible for the accuracy of the tree data provided by the client.

**TREE LEGEND (TREE OBSERVATION SHOWING TRUNK)**

TREE SPECIES	DBH (INCHES)	HEIGHT (FEET)
1. LIVE OAK (QUERCUS VIREN)	12.0	15.0
2. LIVE OAK (QUERCUS VIREN)	10.0	12.0
3. LIVE OAK (QUERCUS VIREN)	8.0	10.0
4. LIVE OAK (QUERCUS VIREN)	6.0	8.0
5. LIVE OAK (QUERCUS VIREN)	4.0	6.0
6. LIVE OAK (QUERCUS VIREN)	3.0	5.0
7. LIVE OAK (QUERCUS VIREN)	2.0	4.0
8. LIVE OAK (QUERCUS VIREN)	1.0	3.0
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**BOUNDARY SURVEY FOR:**  
**FAIRFAX & SAMMONS PROPERTIES LLC**

DATE OF LAST FIELD SURVEY: 07/20/23

Drawn by: [Name]  
 Surveyed by: [Name]  
 Project Certificate No. 2327

177th Street NW  
 177th Avenue NW



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## Interior Pictures

