

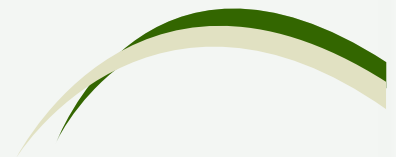
**FOR SALE | 1032 N Dixie Hwy
1014-1032 N Dixie Hwy, Lake Worth Beach, FL
33460**



PROPERTY FEATURES

- **14,000 sf Two-Story Office Building/Corporate HQ**
- **Current Occupant's Business is Relocating**
- **Excellent US 1 Location Less Than 1 Mile East of 1-95**
- **Over 1/4 of a City Block with +/- 247 Feet of Dixie Hwy Frontage**
- **Zoning: MU-DIXIE— Mixed Use Dixie Hwy**
- **Complete Renovation in 2023**
- **Listing Price: \$7,700,000.00**

Simplifying Real Estate



STRATEGIC REALTY SERVICES, LLC

Christopher Fleming

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C: 561 .707.5120

cfleming@strategicrealty.com

www.strategicrealty.com



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33460



Property Summary

Property: Freestanding Office/Services Building

Location: Located at 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: 10 Individual 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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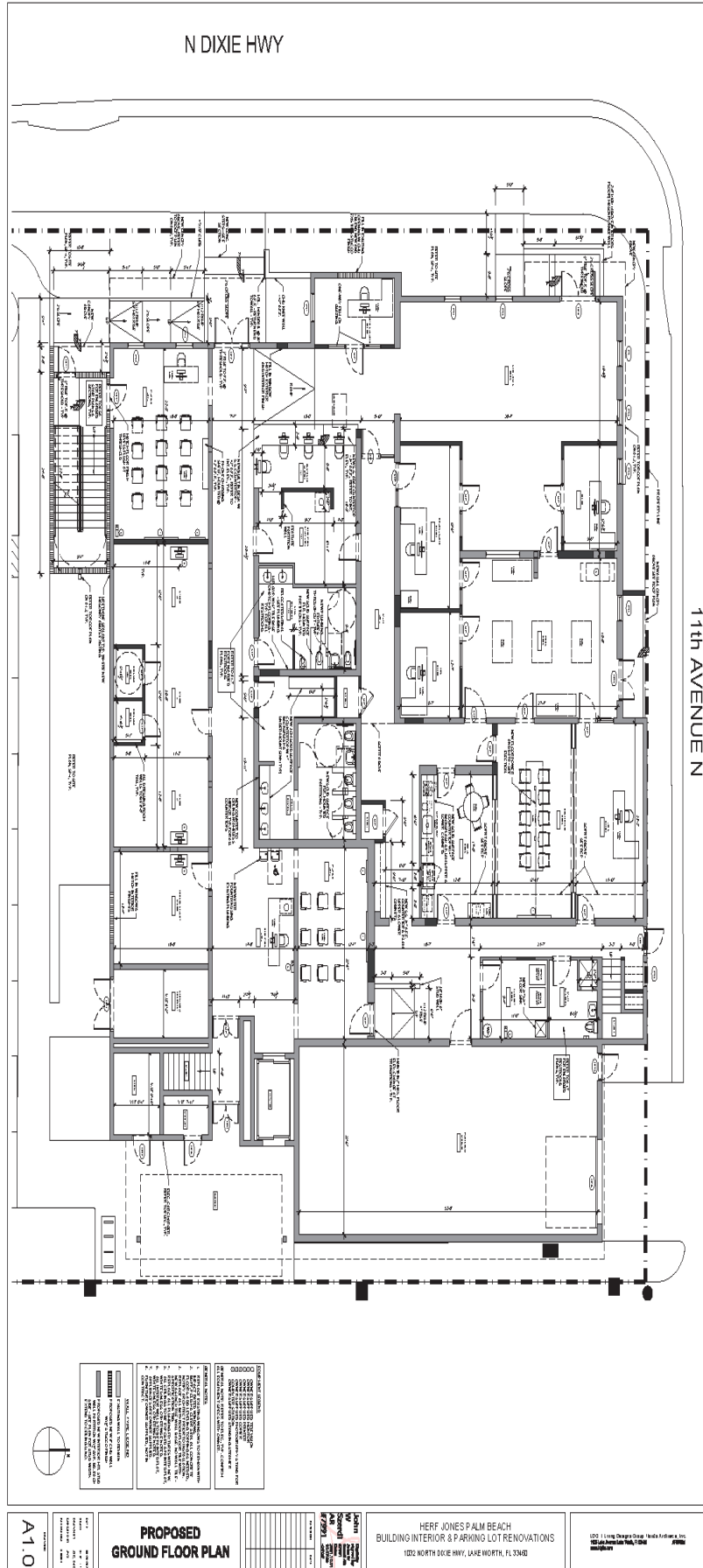
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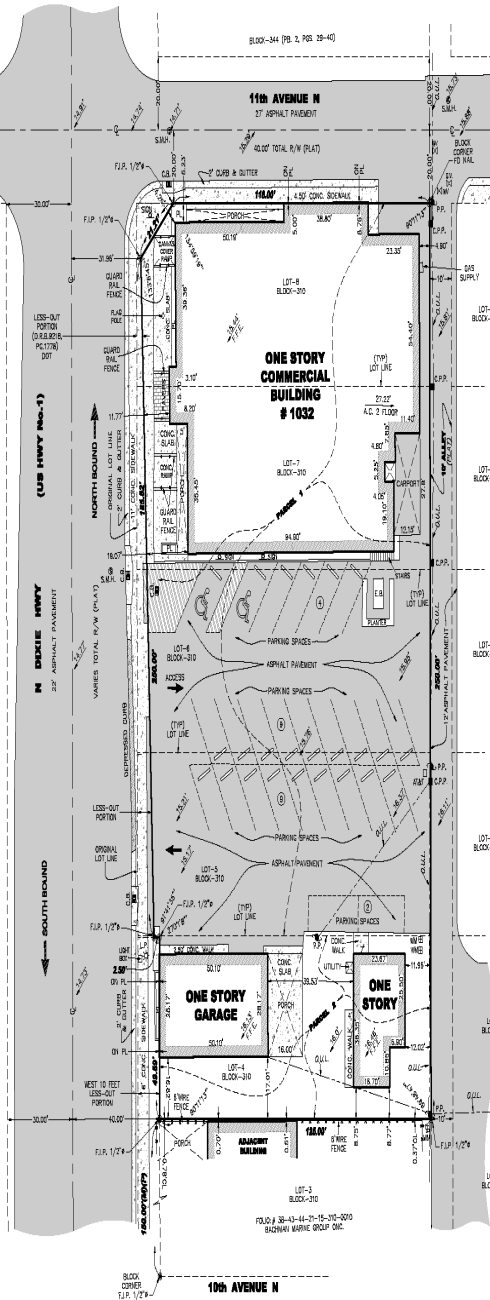
FOR SALE | 1032 N Dixie Hwy

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A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

A portion of land in the N.W. 1/4, Section 22, Township 44 South, Range 49 East City of Lake Worth, Palm Beach County, Florida



LEGEND

- 1" = 1'0"
- 2" = 2'0"
- 3" = 3'0"
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- 96" = 96'0"
- 97" = 97'0"
- 98" = 98'0"
- 99" = 99'0"
- 100" = 100'0"

"THIS SURVEY DECLARATION IS MADE ON THE FIELD AND IS TRANSPARENT TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

TITLE REVIEW NOTES:

With reference to Chicago Title Insurance Company Commitment Order No 401000202S, dated March 2, 2021 at 8:00 A.M., hereby certify as follows:

Schedule B - Section II

- Item #1: Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. **NOT A MATTER OF SURVEY.**
- Item #2: Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable. **NOT A MATTER OF SURVEY.**

NOTE: 2020 Real Property Taxes in the gross amount of \$33,010.56 are Paid, under Tax ID No. 38-43-44-21-15-310-0050. (As to Parcel 1)

NOTE: 2020 Real Property Taxes in the gross amount of \$3,501.77 are Paid, under Tax ID No. 38-43-44-21-15-310-0040. (As to Parcel 2)

- Item #3: Shaded Easements:
 - A. Any encroachment, encumbrance, violation, restriction, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. **DEPicted ON SURVEY, IF ANY.**
 - B. Rights or claims of parties in possession not shown by the public records. **NONE VISIBLE.**
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. **NOT A MATTER OF SURVEY.**
 - D. Taxes or assessments which are not shown as existing liens in the public records. **NOT A MATTER OF SURVEY.**
- Item #4: Any claim that any portion of the interest lands is overgrown lands of the State of Florida, including submerged, filled or artificially improved lands accreted to such land. **NA.**
- Item #5: Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. **NOT A MATTER OF SURVEY.**
- Item #6: Restrictions, covenants, conditions, easements and other matters as contained on the Plat of THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSHIP OF LUCERNE (NOW LAKE WORTH), recorded in Plat Book 1, Page 29, of the Public Records of Palm Beach County, Florida. **DEPicted ON SURVEY.**
- Item #7: Easements, interests, encumbrances, or other matters not shown by the public records or recorded in the public records. **NOT A MATTER OF SURVEY.**

This is to certify that this map and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and for Rules Items 1, 2, 3, 4, 6(a), 8, 10(a), 13 and 14 of Table A thereof.

The field work was completed on 04/14/2021.

Date of Plat or Map: 04/14/2021

[Signature]
 Rene Aguiar
 Florida PSM # 4217

This property described as:

PARCEL 2: 666# 38-43-44-21-15-310-0050

Lot 5, 6, 7 and 8, Block 310 THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSHIP OF LUCERNE (NOW LAKE WORTH), according to the map or plat thereof, as recorded in the Book 1, Page 29 through 40, of the Public Records of Palm Beach County, Florida.

LESS AND EXCEPT the portion taken by the State of Florida, Department of Transportation, by the Standard Order of Taking recorded in Official Records Book 9218, Page 1770, of the Public Records of Palm Beach County, Florida.

PARCEL 2: 666# 38-43-44-21-15-310-0040

Lot 4, LESS the West 10 Feet thereof, Block 310, THE PALM BEACH FARMS CO. PLAT NO. 2, THE TOWNSHIP OF LUCERNE (NOW LAKE WORTH), according to the map or plat thereof, as recorded in Plat Book 1, Page 29 through 40, of the Public Records of Palm Beach County, Florida.

As to vertical control: Elevations of well-identified features contained on this survey and map have been measured to an estimate vertical accuracy of 0.1 field-measured control for elevation information shown herein is based on a level loop or closure to a second benchmark.

As to horizontal control: This survey meets and exceeds the linear closure of 1 in 10,000 feet for survey measurements, for control land boundaries for ALTA/NSPS Land Title Surveys, and is also classified as a Commercial Grade Survey as required by the Florida Minimum Technical Standards (S-17 A.C.) the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.

NOTES:

- Unless shown as by location of surface improvements only.
- No walls or structures on the ground, no changes in Street Right-of-Way found, no recorded deed restrictions on the property.
- No visible utility lines or easements on site.
- Legal description based on comparison and other legal documents.

NOTE:

Elevation shown refer to NGVD 1929
 BM # FIC 1 W.R.D. Elev = 14.79 (NATD 00)
 (Palm Beach County)

- No plotted Easement on this site
 - No visible Encroachment on this site

DATE	04/14/2021
BY	R. AGUIAR
CHECKED	4/14/21

Being, if any, shown based on: P.M. Meridian (reference) N/A

<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>04/14/21</td> <td>ISSUED</td> </tr> <tr> <td>2</td> <td>04/14/21</td> <td>REVISED</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	04/14/21	ISSUED	2	04/14/21	REVISED	<p>ALTA/NSPS SURVEY</p> <p>INDEPENDENT CERTIFICATION OF THE SURVEYOR'S QUALITY CONTROL AND ACCURACY OF THE SURVEY IS GUARANTEED BY THE SURVEYOR'S PROFESSIONAL LIABILITY INSURANCE POLICY.</p> <p><i>[Signature]</i> Rene Aguiar Florida PSM # 4217</p>	<p>Alvarez, Aguiar and Associates, Inc.</p> <p>Surveyors, Engineers and Land Planners</p> <p>2700 Sunset Drive, West Palm Beach, FL 33411</p> <p>PH: 561-966-0305 • FAX: 561-966-0306</p> <p>alvarez@aai.com • aai.com</p>
NO.	DATE	DESCRIPTION									
1	04/14/21	ISSUED									
2	04/14/21	REVISED									

"THIS SURVEY DECLARATION IS MADE ON THE FIELD AND IS TRANSPARENT TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Certified by:

Mario P. Aguiar, Registered Professional Engineer, No. 12400
 Rene Aguiar, Registered Professional Surveyor, No. 4217

Address: 1032 N Dixie Hwy, Lake Worth, FL 33460