

**FOR SALE: ARTISANAL INDUSTRIAL ZONED -  
MIXED USE BUILDING**

**218 S "F" STREET, LAKE WORTH BEACH, FL**



**PROPERTY FEATURES**

- Great Commissary or Production Kitchen
- 3210 Square Foot Freestanding Artisanal Industrial Building with 2 - 1 BR 1 BA Apts on 2nd story. Can be used for officed
- Artisanal Industrial Zoning– Lake Worth Beach
- Just Three Blocks From Downtown Lake Worth Beach
- Walk-in Cooler, Grease Trap, Floor Drains, Hood
- Five Minutes from I-95 Interchange
- Lot Size: .16 Acre or 6960 SF
- Parking: 3 spots in front, plus rear yard area

**Simplifying Real Estate**



**STRATEGIC REALTY SERVICES, LLC**

**CHRISTOPHER FLEMING**

500 Northpoint Parkway, STE 300

West Palm Beach, FL 33407

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561-707-5120 CELL

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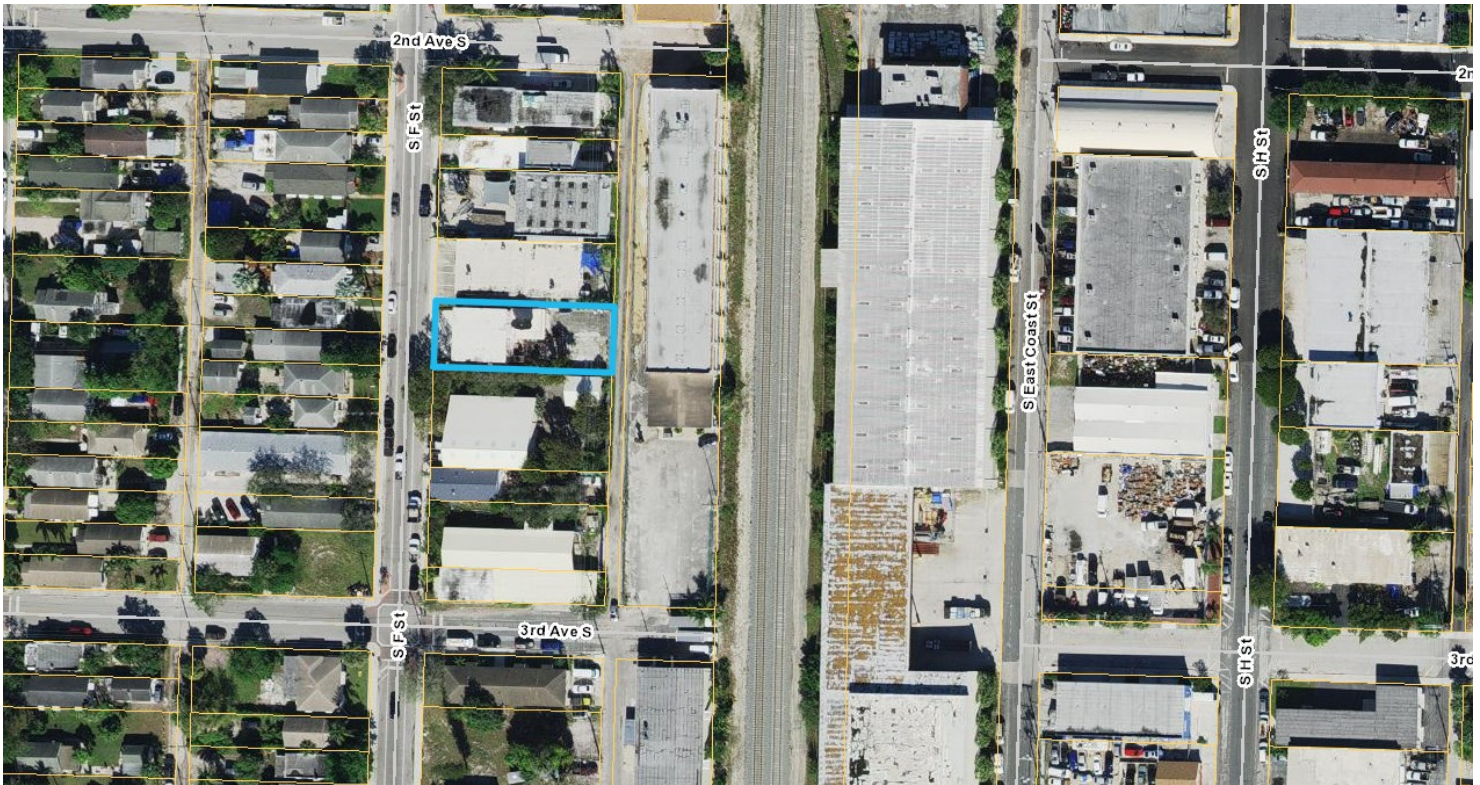


**Property Summary**

Property:	Freestanding 2 Story Artisanal Industrial Building, with 2 Apartments
Location:	Located on S "F" Street in Lake Worth Beach, FL 33460
Year Built:	1974
Zoning:	AI—Artisanal Industrial Lake Worth Beach
Use Code:	4800—Warehouse/Distribution Terminal
PCN#:	38-43-44-21-15-079-0080
Solar Power:	Roof mounted Solar Power System
Bathrooms:	1 ADA compliant & 1 private bathroom on 1st floor. 2 bathrooms upstairs
Grease Trap:	In ground
Electric:	3 Phase 400 Amp Service
Water Heater:	Tankless
Basic Building:	Masonry
Exterior Walls:	Stucco over Block
Roof:	Twin "T" Concrete Roof—Built-up Tar and Gravel
Interior Walls:	Drywall & Tile
HVAC:	Individual heating and cooling units—2 brand new in upstairs apartments
Ceiling Height:	10 ft +
Electric:	Lake Worth Beach Utilities
Public Utilities:	Water and Sewer are provided by Lake Worth Beach Water Utilities.
Signage:	On Building
Parking:	3 Surface Spaces with additional parking in rear of building
Walk Score:	Walkable Area
Flood Risk:	Flood Zone X - X represents areas outside the 500-year flood plain with less than 0.2% annual probability of flooding

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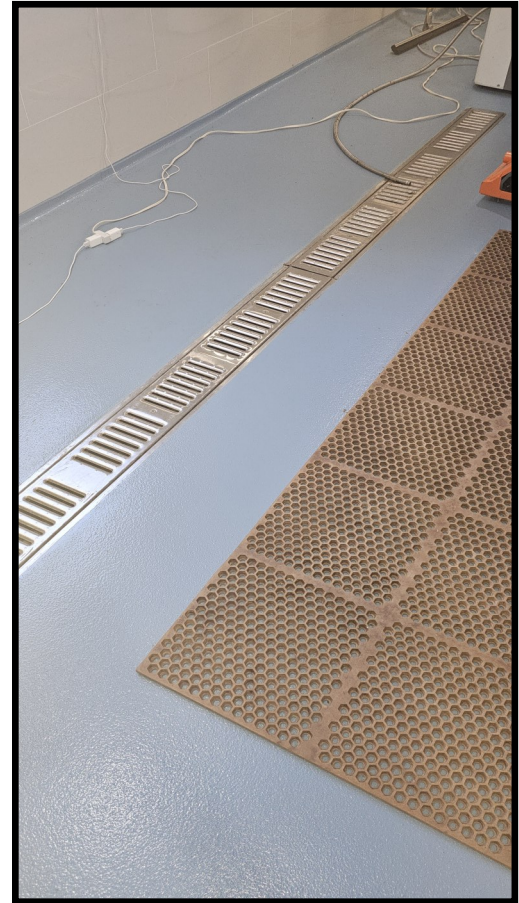
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**Upstairs Apartments**



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