

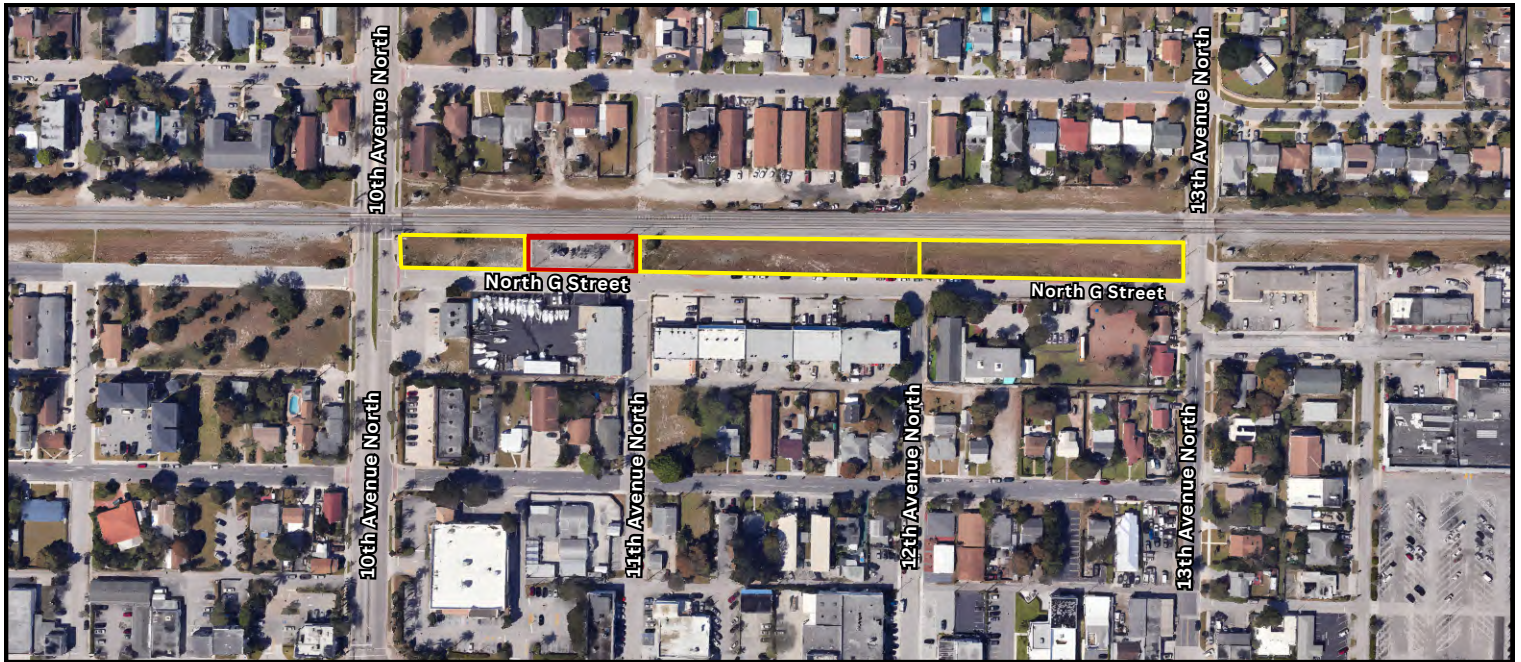
# COMMERCIAL SITES FOR SALE

## 1035 & 1201 NORTH G STREET, LAKE WORTH, FL 33460

**REICHEL**

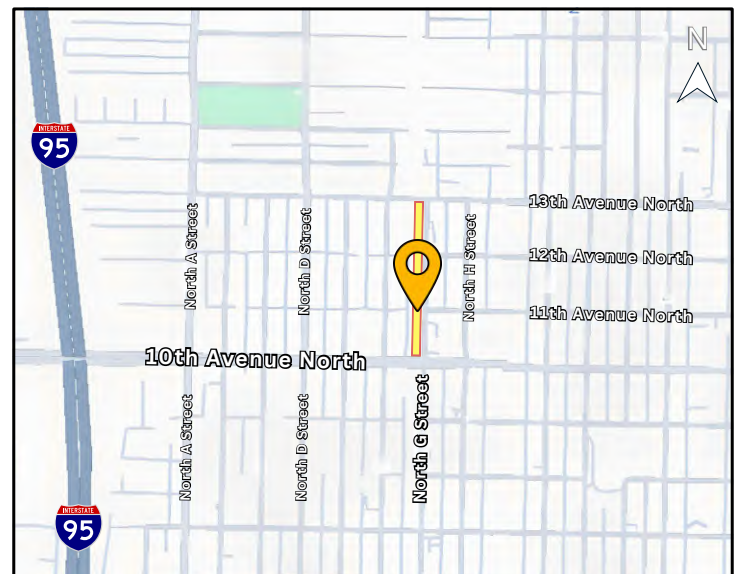
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## FOR SALE - 1035 & 1201 NORTH G STREET, LAKE WORTH, FL



### Property Highlights:

- 3 parcels totaling 1.17 acres or 50,965 ± SF - up to 1.35 acres potentially available.
- Zoned TOD-E and MU-Dixie Hwy - Lake Worth
- Proposed uses include retail, office, warehouse, single family residential or affordable housing.
- Over 1,000' of frontage on North G Street and 60' of frontage on 10<sup>th</sup> Avenue North.
- Sale Price: \$600,000 for each lot or \$1,500,000 for all 3 parcels. See Property Information Summary for additional information.

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## **PROPERTY INFORMATION SUMMARY**

<b>Property:</b>	This property consists of three separate parcels along North G Street, Lake Worth, Florida. The southernmost parcel is located on the NW corner of 10 <sup>th</sup> Avenue North and North G Street and measures .19 acres, asking price is \$600,000. The middle parcel is located along the west side of North G Street between 11 <sup>th</sup> Avenue North and 12 <sup>th</sup> Avenue North (.48 acres), asking price is \$600,000. The north parcel is located between 12 <sup>th</sup> Avenue North and 13 <sup>th</sup> Avenue North (.48 acres), asking price is \$600,000. There is another .18 acre parcel owned by Lake Worth Utilities that can be purchased as well. Total acreage for all 4 parcels is 1.35 acres. Utility parcel unpriced, make offer.
<b>Location:</b>	Located on 10 <sup>th</sup> Avenue North along the east side of the FEC railroad tracks less than ½ mile east of Interstate-95 in Central Palm Beach County.
<b>Zoning:</b>	Zoned (MU-DH) Mixed Use - Dixie Highway and (TOD-E) Transit Oriented Development East District, Lake Worth Beach.
<b>Proposed Uses:</b>	Low intensity commercial, office and retail, personal services, mixed use (retail, office, or residential) automotive repair, restaurants, storage, parking, affordable housing, and possibly multi-family and warehousing.
<b>Asking Price:</b>	.19 acre south parcel fronting 10 <sup>th</sup> Avenue North: \$600,000 .48 acre middle parcel: \$600,000 .48 acre north Parcel: \$600,000 All 3 parcels: \$1,500,000 .18 acre utility parcel: Unpriced, make offer.

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## PHOTOS

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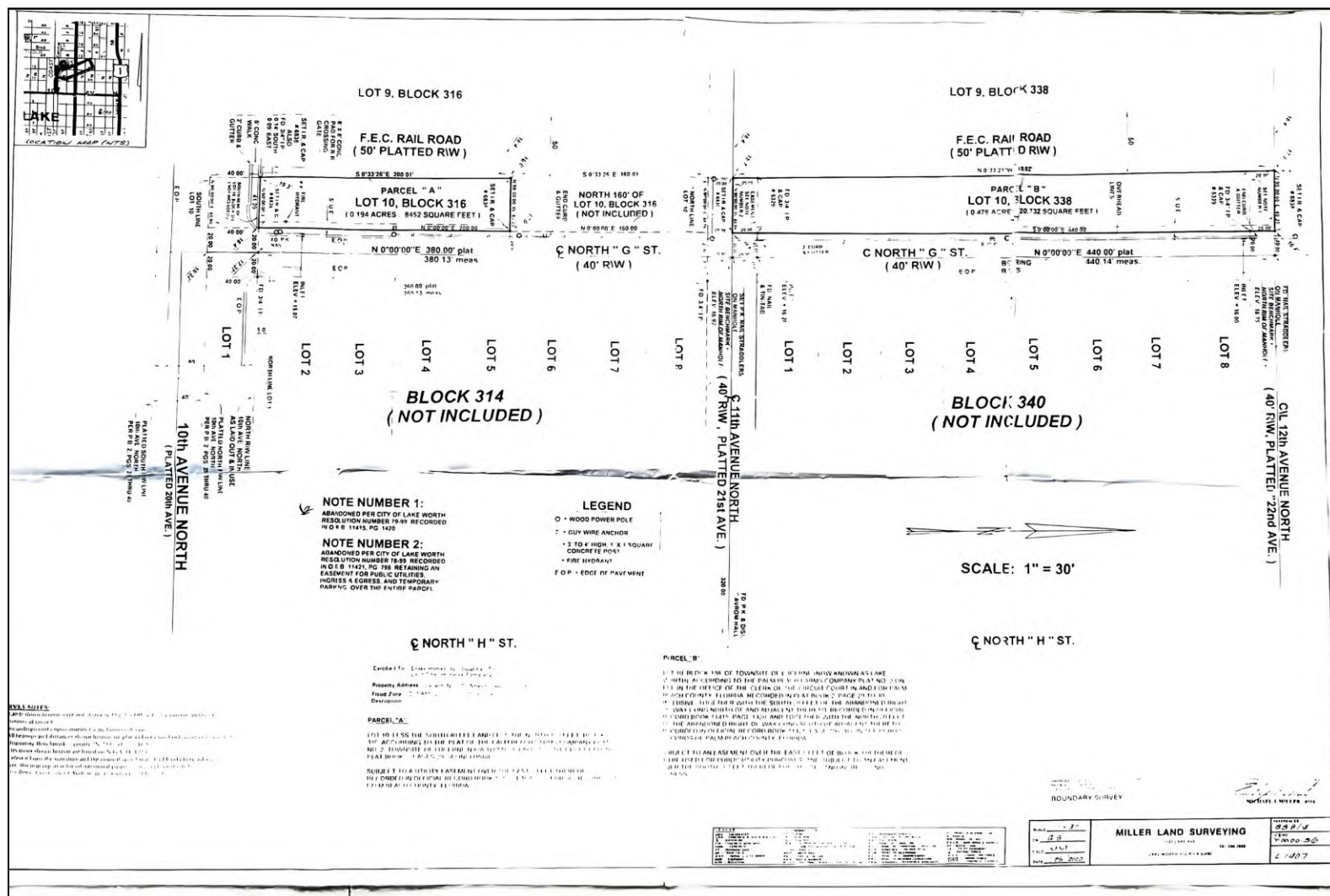
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## SURVEY - SOUTH PARCEL, UTILITY PARCEL, AND MIDDLE PARCEL



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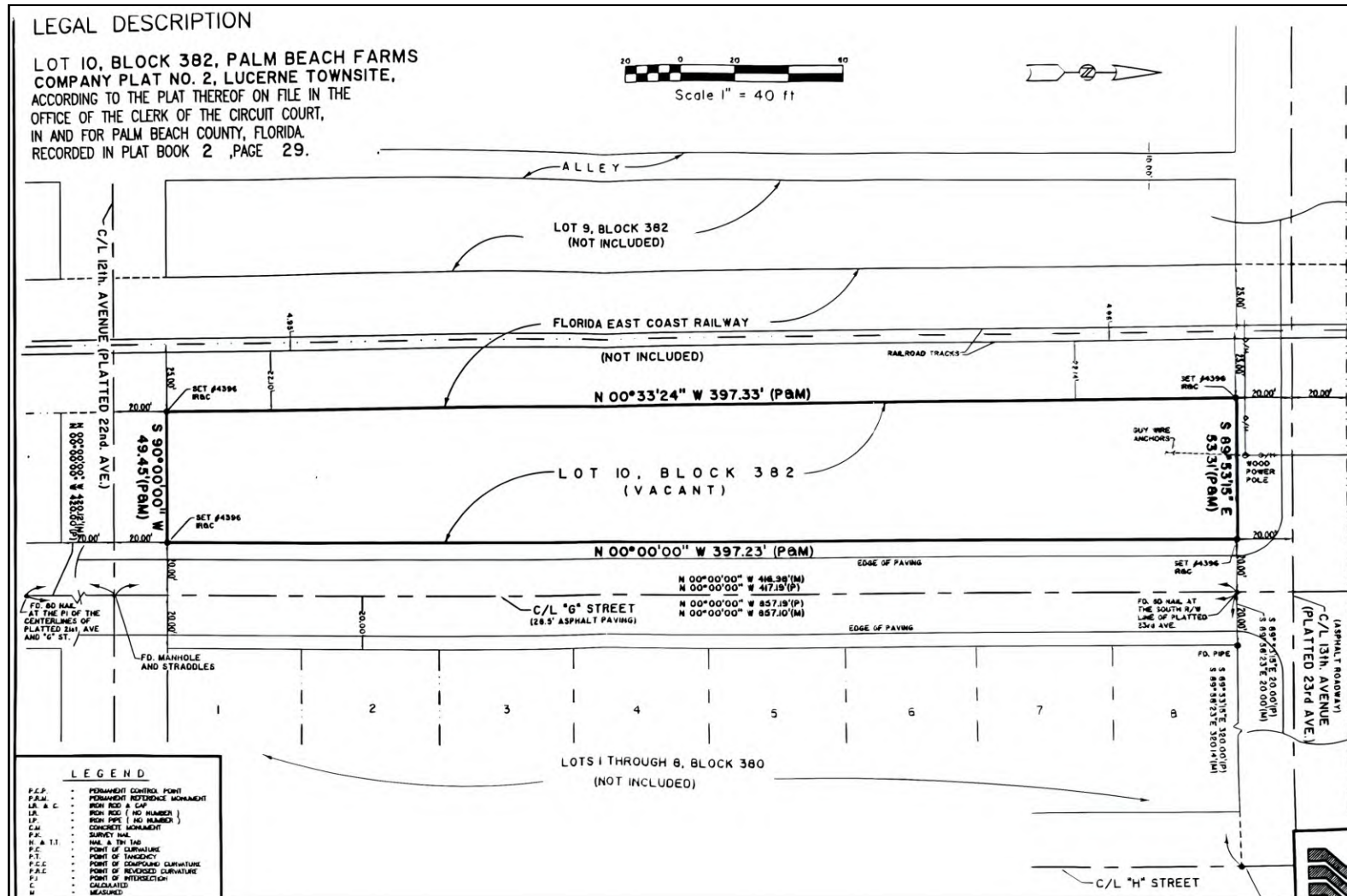
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## SURVEY - NORTH PARCEL



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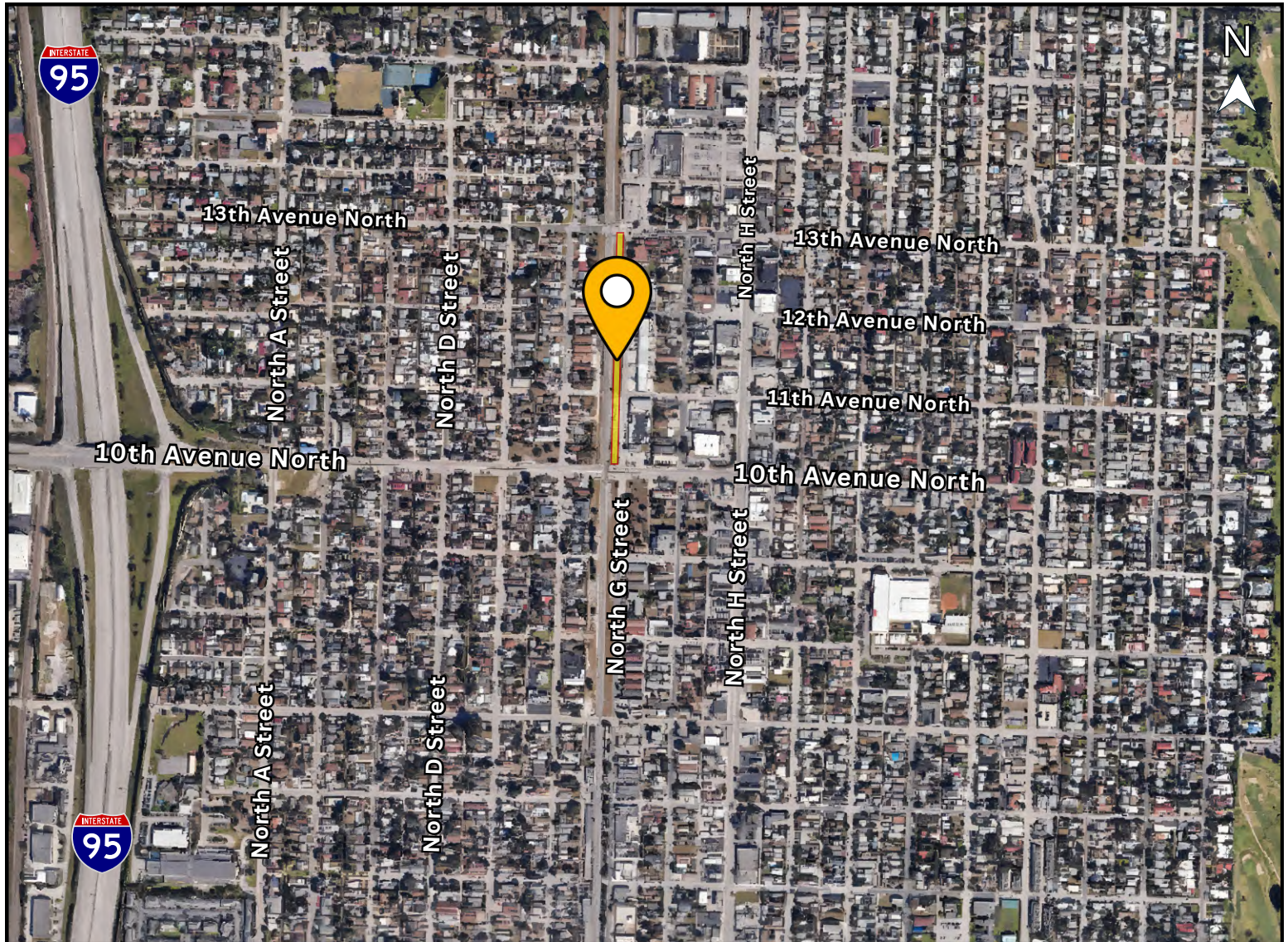
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## MAP

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