

MEDICAL OFFICE INCOME PROPERTY

6894

LAKE WORTH ROAD



6894 LAKE WORTH ROAD, LAKE WORTH, FL 33467

CONTACT:

ALAN H. LONG
Managing Director

alan.long@nmrk.com
561-693-9994

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PROPERTY INFORMATION

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- Fully Renovated property with a 3-year NNN lease with credit Tenant
- Patient lobby
- 4-Examination rooms
- Break room for staff
- Nurses Station
- 2-Private offices (one has private bathroom)
- 1-Patient bathroom
- Phlebotomy area
- 1-Private staff bathroom
- Medical Equipment and Supply room
- Apprx \$70,000 Annual Net rent – Offered at a 7.1% CAP \$985,000

RENTAL PERIOD	ANNUAL BASE RENT PER RENTABLE SQUARE FOOT	MONTHLY INSTALLMENT OF BASE RENT	ANNUAL BASE RENT
September 1, 2024 – January 31, 2027	\$30.00 per square foot	\$5,800	\$69,600

PROPERTY ADDRESS	6894 Lake Worth Road, Lake Worth, Florida 33467
BUILDING TYPE	Office
BUILDING TENANCY	Multi
YEAR BUILT	1983
RBA	20,000 SF
STORIES	Two
CONDO	2,500 SF
ZONING	CS
PARCELS	00-42-44-27-19-000-1050
PARKING	1.8/1,000 SF
AIRPORT	Palm Beach International Airport (10 miles)
WALK SCORE	Somewhat Walkable (65)

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▶▶ INTERIOR PHOTOS

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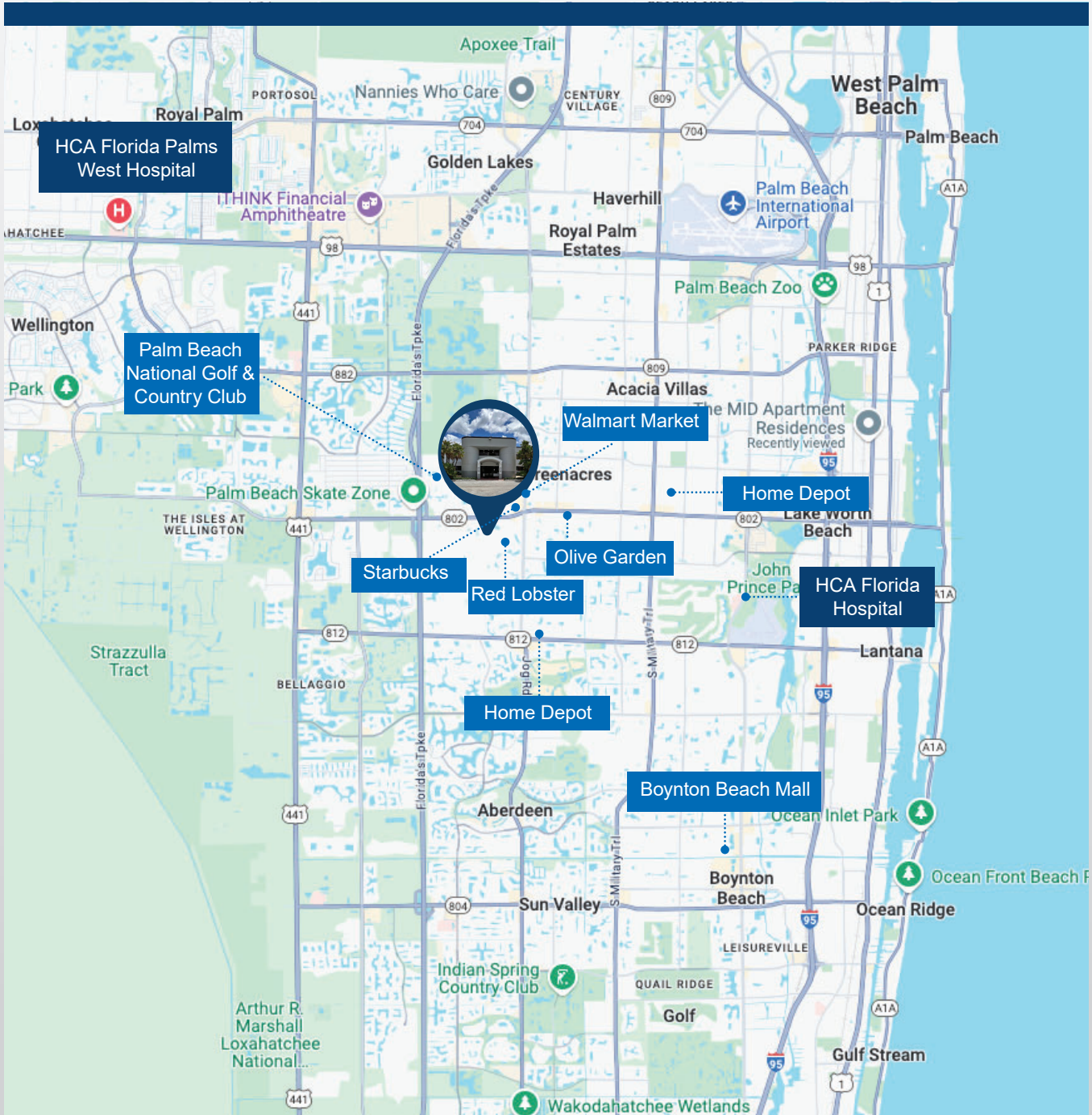
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LOCATION OVERVIEW

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Rarely Offered Medical NNN Income property located in Lake Worth minutes from Florida's Turnpike.



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1111 BRICKELL AVE. SUITE 2000 | MIAMI, FL 33131

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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.