



CHURCH PROPERTY FOR SALE

491 E MAIN STREET, PAHOKEE, FL 33476

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14,940 ± SF ON 1.89 ± AC



## DESCRIPTION

Former church property located in Pahokee, FL, Palm Beach County. Excellent opportunity for a church or school user. The property includes four buildings built between 1963 and 1970. Features include a sanctuary with seating for 297 people, fellowship hall with commercial grade kitchen, 9 classrooms, 4 offices, on-site paved parking and courtyard green space.

## BUILDING FEATURES

PARCEL ID	48-37-42-18-18-000-0011
ACREAGE	1.89 ± AC
TOTAL BUILDING SF	14,940 ± SF
ZONING	CORE   Commercial Office, Residential & Entertainment
SEATING CAPACITY	297±
PARKING	28± paved spaces, plus grass area

**ASKING PRICE | \$975,000 \$1,095,000**

FOR MORE INFORMATION, PLEASE CONTACT:

**MATT MESSIER, SIOR, CCIM | 407.540.7718**  
Principal, Managing Director  
Matt.Messier@foundrycommercial.com  
Licensed Real Estate Broker

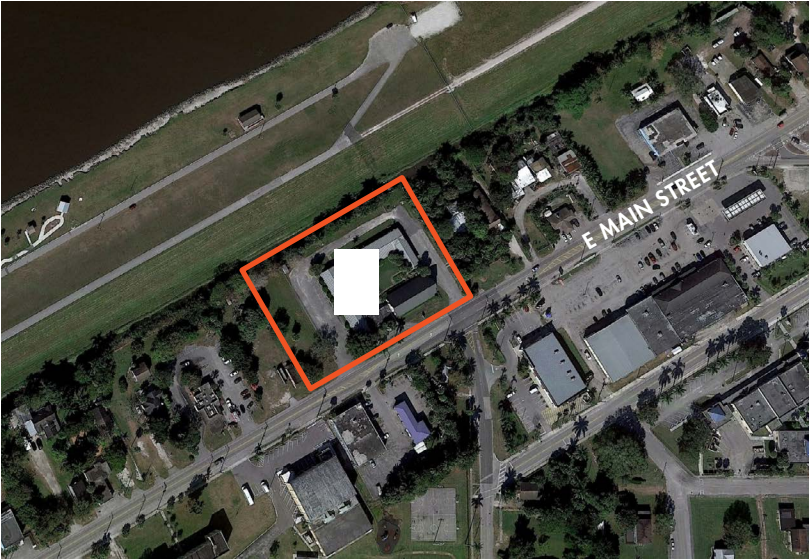
**CARLIN BEEKMAN | 407.540.7789**  
Senior Associate  
Carlin.Beekman@foundrycommercial.com  
Licensed Real Estate Broker

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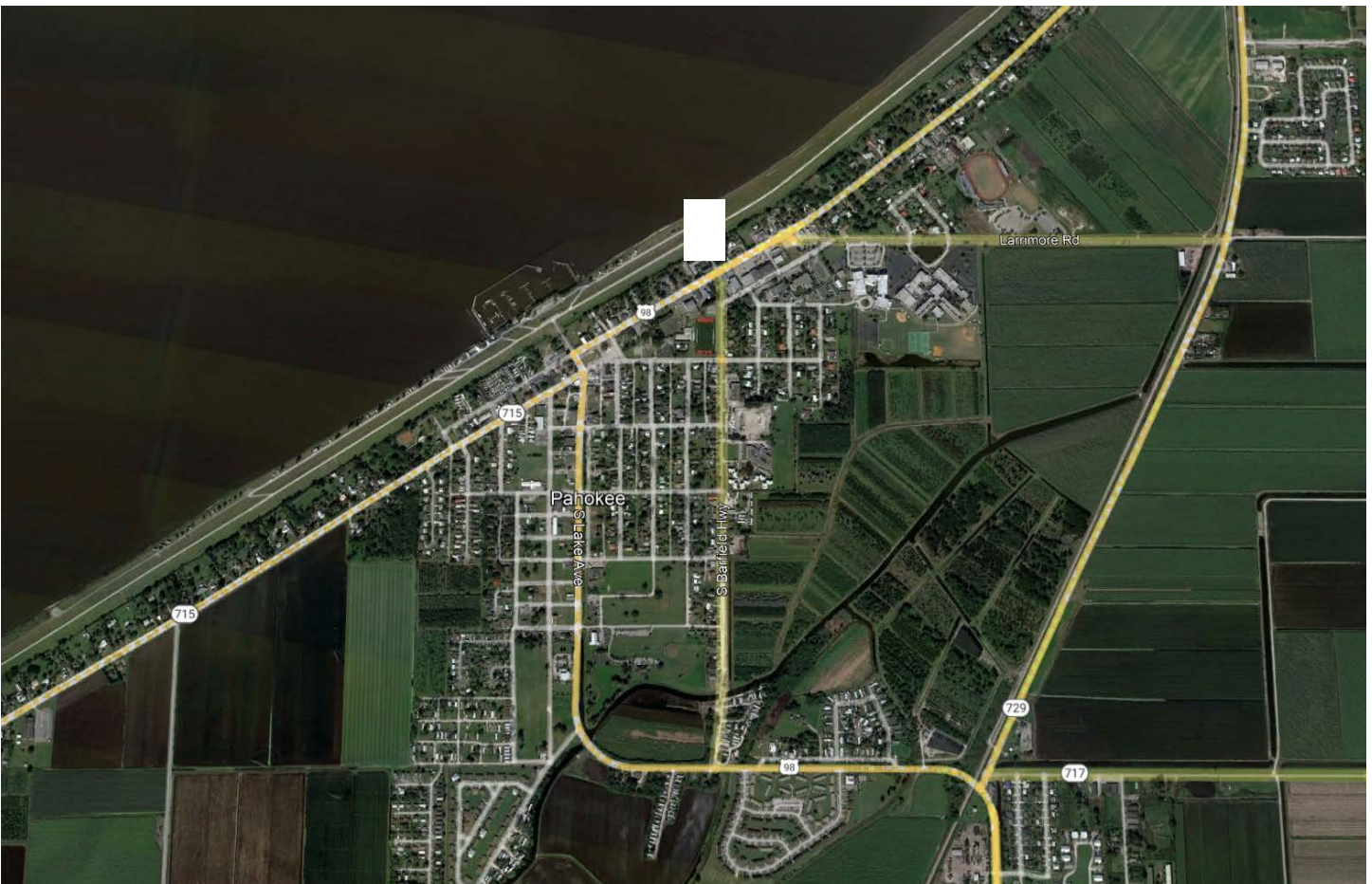
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## LOCATION

Located just off the edge of Lake Okeechobee, the property is in the heart of Pahokee, FL in western Palm Beach County. The Pahokee Marina and Campground is only 3 minutes away from the property, with Belle Glade, FL less than 20 minutes to the south and West Palm Beach 40 miles to the east.



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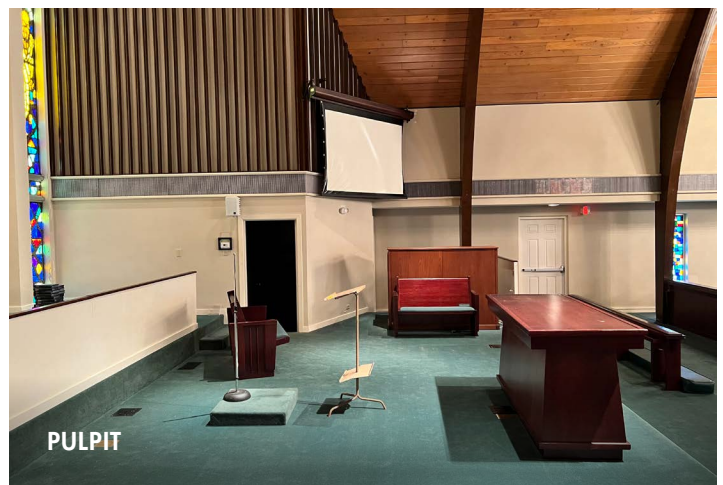
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## PHOTOS



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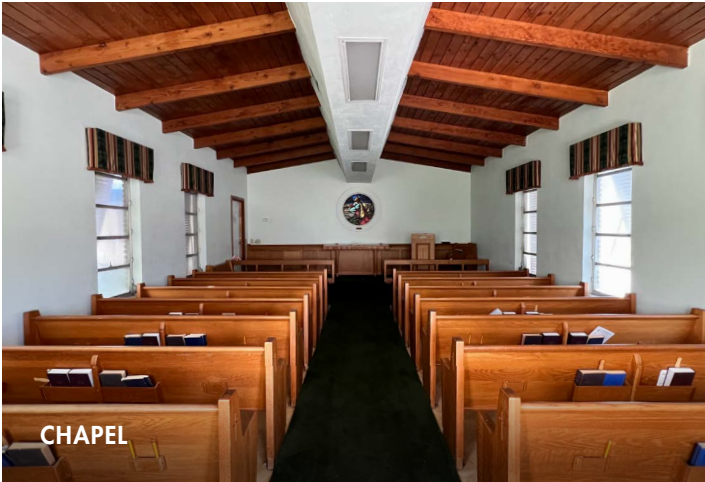
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## PHOTOS



CHAPEL



OFFICE/CLASSROOM



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FELLOWSHIP HALL



OFFICE



KITCHEN

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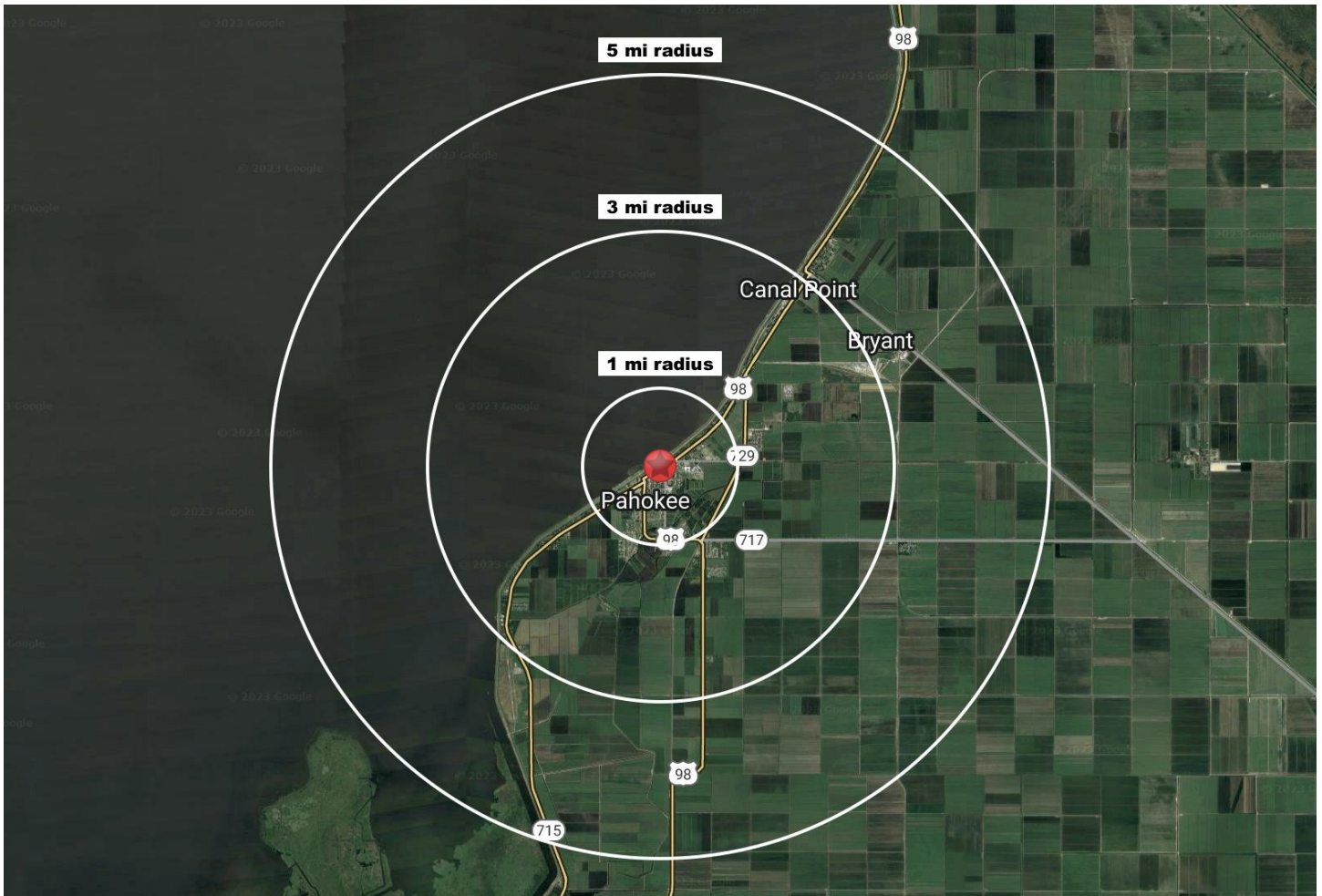
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## DEMOGRAPHICS



### 1 MILE RADIUS

	<b>3,538</b> ESTIMATED POPULATION 2022
	<b>38.5</b> AVERAGE AGE
	<b>\$245,146</b> MEDIAN HOME VALUE 2022
	<b>1,684</b> TOTAL EMPLOYEES
	<b>\$50,642</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>7,665</b> ESTIMATED POPULATION 2022
	<b>35.0</b> AVERAGE AGE
	<b>\$252,720</b> MEDIAN HOME VALUE 2022
	<b>2,187</b> TOTAL EMPLOYEES
	<b>\$41,716</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>8,195</b> ESTIMATED POPULATION 2022
	<b>35.2</b> AVERAGE AGE
	<b>\$253,206</b> MEDIAN HOME VALUE 2022
	<b>2,329</b> TOTAL EMPLOYEES
	<b>\$41,578</b> AVG HOUSEHOLD INCOME

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