



2637 West Way  
West Palm Beach, FL 33404

Sale Price  
**\$1,375,000**

Introducing a prime investment opportunity at 2637 West Way, West Palm Beach, FL. This property offers a well-maintained 2,797 SF building with 2 units, ideal for Special Purpose / Other investors. Built in 1958 and thoughtfully renovated in 2017, this South Florida gem presents a desirable blend of historical charm and modern functionality. Boasting a strategic location and a solid rental history, this property is poised to deliver outstanding returns. Don't miss your chance to add this exceptional asset to your portfolio.



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### Property Description

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### Property Highlights

- 2,797 SF building
- 4 units

### Offering Summary

Sale Price:	\$1,375,000
Number of Units:	2
Lot Size:	0.22 Acres
Building Size:	2,797 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	334	1,361	3,378
Total Population	613	2,404	6,253
Average HH Income	\$151,905	\$159,195	\$138,051



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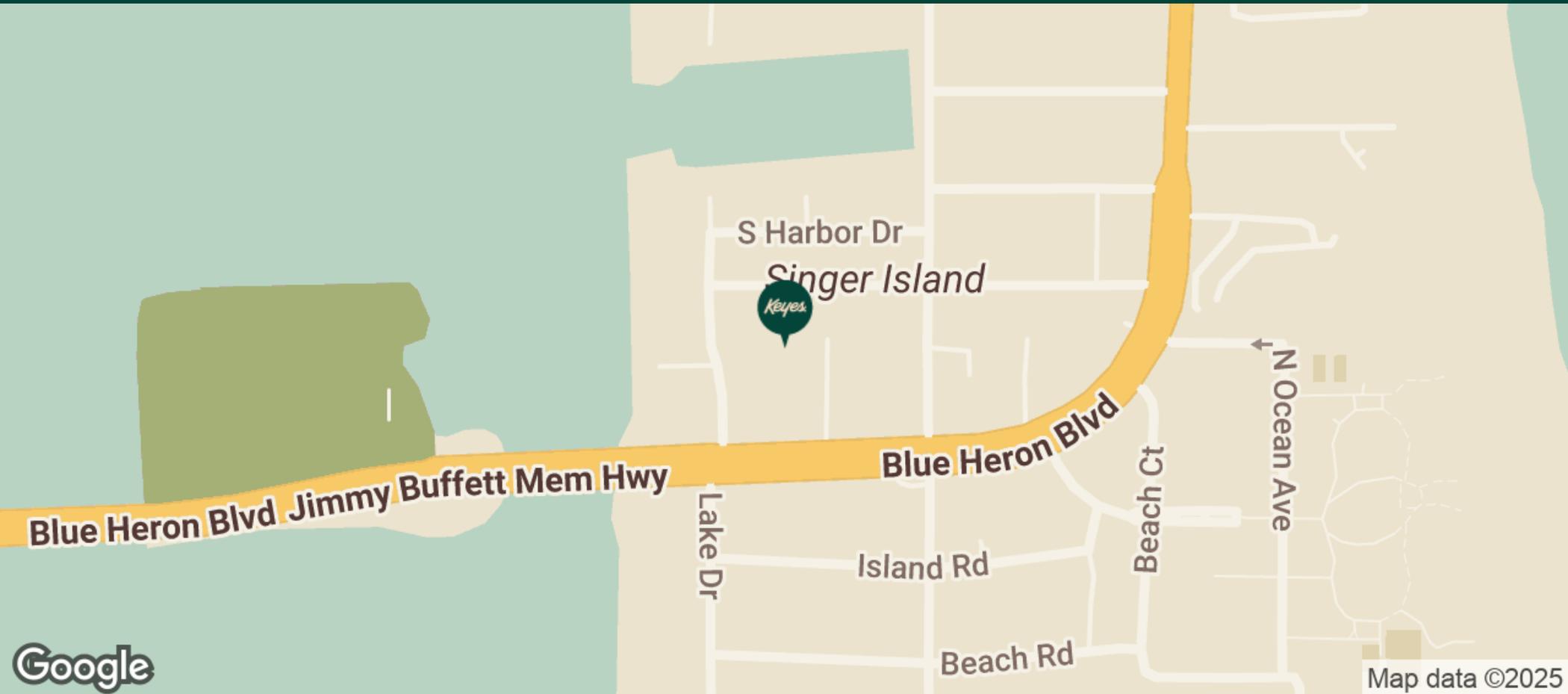


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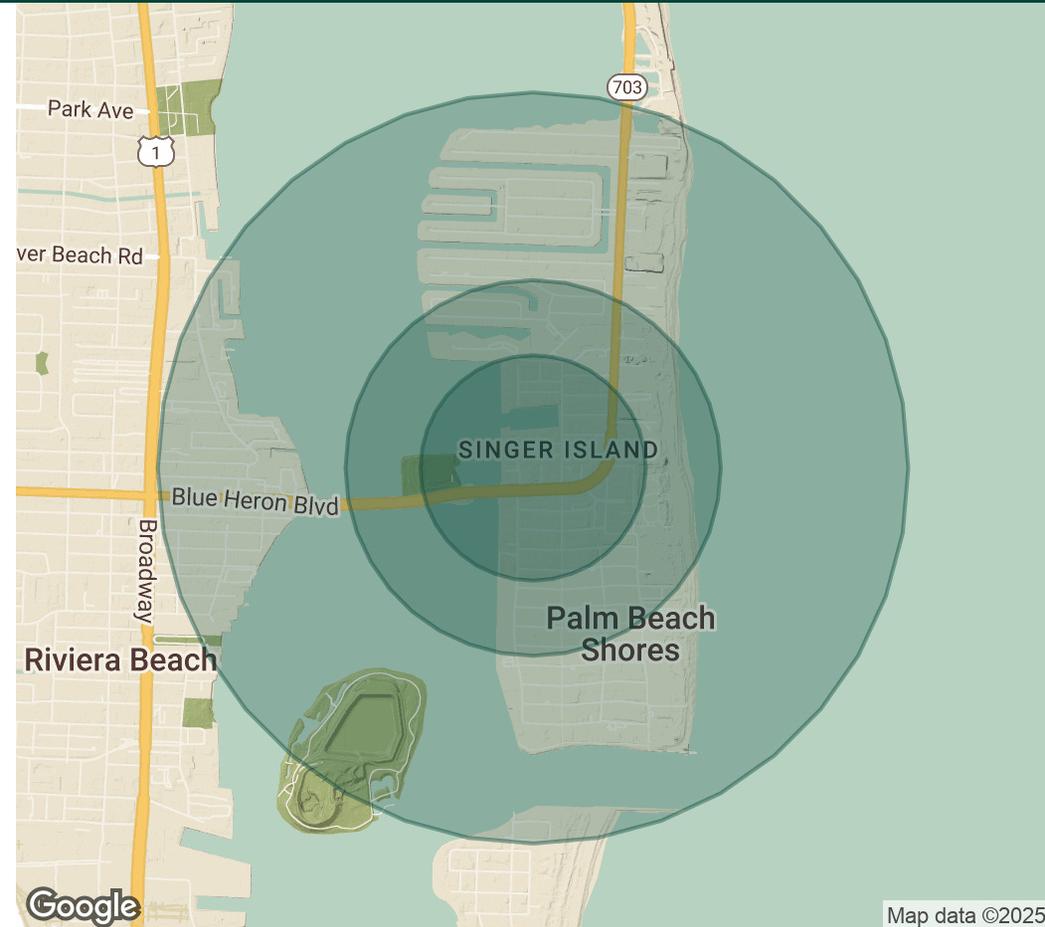
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	613	2,404	6,253
Average Age	59	62	57
Average Age (Male)	59	62	57
Average Age (Female)	60	62	57

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	334	1,361	3,378
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$151,905	\$159,195	\$138,051
Average House Value	\$952,455	\$998,853	\$850,946

Demographics data derived from AlphaMap



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