

**COMMERCIAL BUILDING FOR SALE OR LEASE -
SPECIAL EXCEPTION ALLOWS AUTO REPAIR AND AUTOBODY USES**



3426 South Military Trail, Lake Worth, Florida 33463

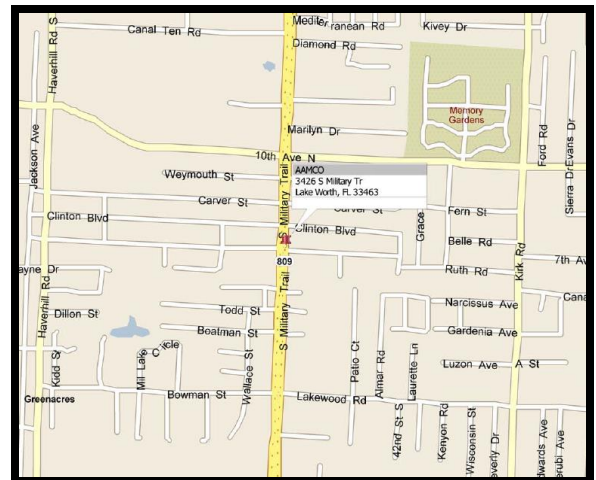
PROPERTY HIGHLIGHTS:

- 3,800 ± SF commercial building on .2526-acre site.
- 3 blocks south of 10th Avenue on Military Trail.
- 3 overhead doors with 16' clear height.
- Sale or lease includes 5 car lifts.
- Zoned (CG) Commercial General – Unincorporated Palm Beach County with a SE allowing an auto repair facility and/or an auto paint and body shop.
- Lease Rate: \$22.50 per month NNN
- OPEX: \$4.50 psf (taxes and insurance)
- Total Rent: \$27.00 psf Gross or \$8,550.00 per month plus State of Florida Sales Tax (currently 3.0%).
- Sale Price: \$1,300,000.00

For Further Information Contact:

**Kerry Jackson, SIOR, Vice
President**

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Commercial Real Estate Expertise for Today's Market

Note: Any information given herewith is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, or omissions. Owner may withdraw from market prior to sale or change price without notice.

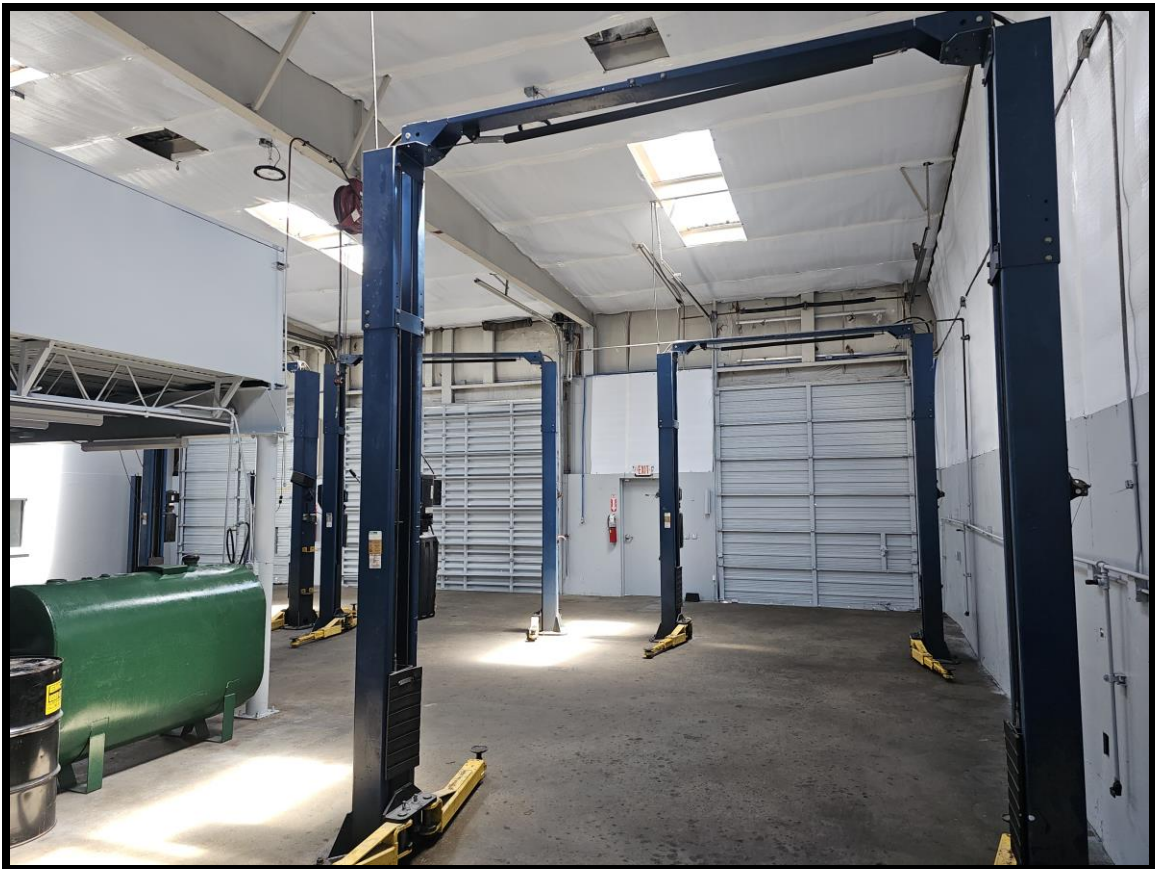
Property Information Sheet

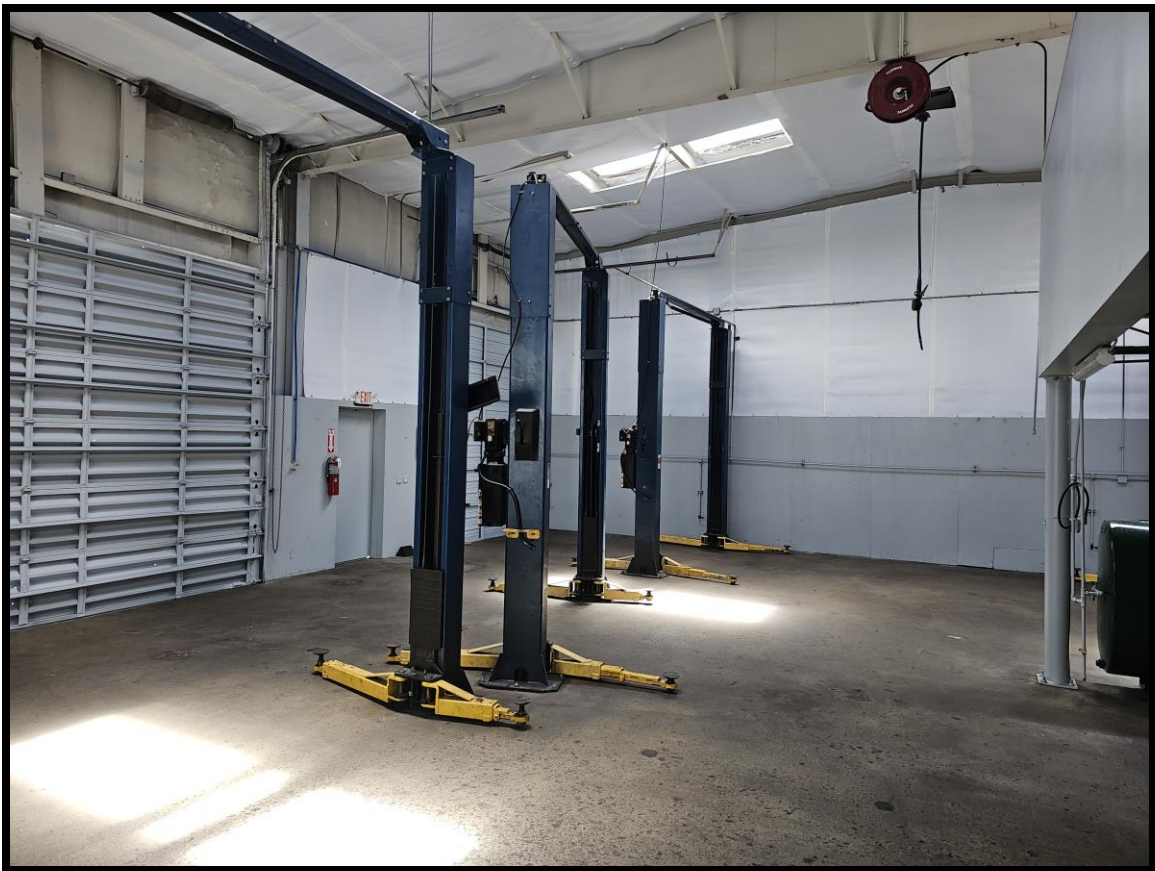
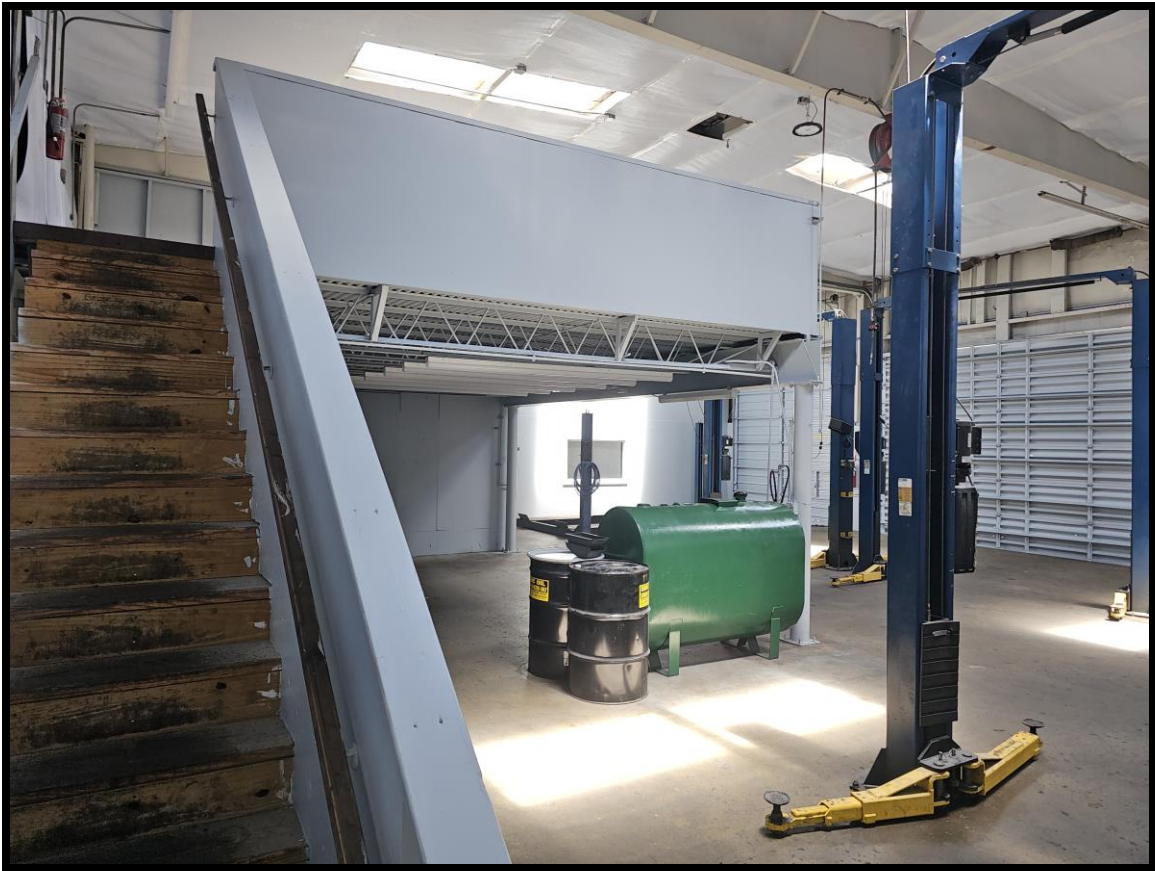
<u>Property:</u>	3,800 ± SF commercial building for sale or lease.
<u>Interior Layout:</u>	The building measures 50' ± deep and 60' ± wide (3,000 ± SF). The building contains 950 ± SF of ground floor office with a waiting room, balance warehouse. There is a concrete and steel mezzanine above the office area measuring 20' x 40' (800 ± SF) which is accessed via a staircase. The mezzanine has an open floor plan for storage and there is a large conference room in the northeast corner of the mezzanine.
<u>Features:</u>	The building consists of metal construction with a metal roof system. There are (2) 10' wide x 12' overhead doors, (1) 16' wide x 12' overhead door, warehouse skylights and 16' clear height. There are 15 permitted parking spaces but there is room for at least 8 more cars on the east and west sides of the building if double parked. The building has a permitted, lighted pylon sign visible to traffic on Military Trail and was built in 1978. The building was completely repainted inside and out and features new LED light fixtures, etc.
<u>Equipment:</u>	Building has 5, fully functioning, automotive lifts.
<u>Utilities:</u>	Water and sewer provided by Palm Beach County. Power provided by Florida Power and Light.
<u>Location:</u>	Located on the Southeast quadrant of 10 th Avenue North and South Military Trail, Lake Worth, FL in Central Palm Beach County. The building is a few blocks south of this intersection with direct frontage and signage on South Military Trail.
<u>Potential Uses:</u>	The property is permitted for auto repair and auto body. However, current zoning allows a variety of retail, office and commercial uses.
<u>Site:</u>	.2526 acres or 11,003 SF lot.
<u>Zoned:</u>	(CG) Commercial General – Palm Beach County, FL. A zoning resolution passed in 1979 permitting automotive repairs and auto body uses. This use approval is tied to the property in perpetuity or until the zoning is changed by the building owner.
<u>Lease Rate:</u>	\$22.50 per month NNN. Please note: only established and experienced operators with acceptable creditworthiness and net worth will be considered for a long-term lease.
<u>OPEX:</u>	\$4.50 psf for 2023 (taxes and insurance).
<u>Total Rent:</u>	\$27.00 psf Gross or \$8,550.00 per month plus electric and sales tax.
<u>Sale Price:</u>	\$1,300,000.00 cash to Seller
<u>Contact:</u>	Kerry Jackson, SIOR, Vice President Reichel Realty & Investments, Inc. 8845 North Military Trail, Suite 100 Palm Beach Gardens, Florida 33410 561-478-4440 main; (561) 512-7512 mobile

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Property Detail

Parcel Control Number: 00-42-44-24-10-000-3280 Location Address: 3426 S MILITARY TRL
 Owners: JACIN DEVELOPMENT INC
 Mailing Address: 3299 BRIDGEGATE DR, JUPITER FL 33477 1335
 Last Sale: MAR-2008 Book/Page#: 22501 / 543 Price: \$850,000
 Property Use Code: 2700 - AUTO SALES Zoning: CG - General Commercial (00-UNINCORPORATED)
 Legal Description: KENWOOD LTS 328 TO 331 (LESS W 10 FT SR 809 R/W) & 20 FT ABND ALLEY LYG E OF & ADJ THERETO Total SF: 3842 Acres 0.2526

2022 Values (Current)

Improvement Value \$258,176
 Land Value \$166,790
 Total Market Value \$424,966
 Assessed Value \$392,216
 Exemption Amount \$0
 Taxable Value \$392,216

All values are as of January 1st each year.

2022 Taxes

Ad Valorem \$6,818
 Non Ad Valorem \$1,114
 Total Tax \$7,932

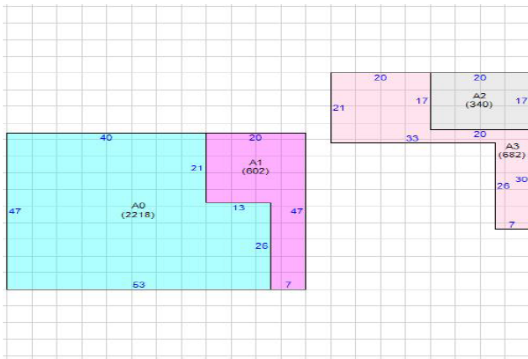
2023 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
AUTO REPAIR/SERVICE CENTER	2218
OFFICES	602
OFFICES	340
AUTO REPAIR/SERVICE CENTER	682
Total Square Footage : 3842	

Extra Features

Description	Year Built	Unit
Paving- Asphalt	1978	4676
Fence- Chain Link 6ft #11 Gaug	1978	280
Paving- Asphalt	1978	1200

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description	
1. Year Built	1978
2. AUTO SERVICE GARAGE	3842

MAP



