



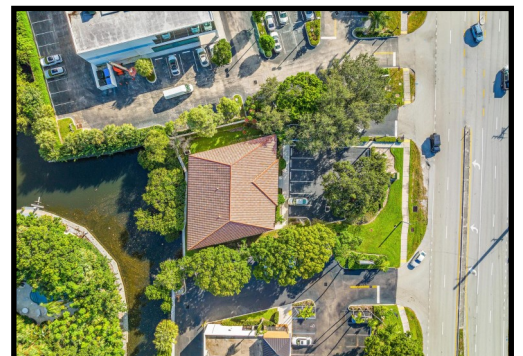
# Commercial Building 12010 US Highway #1 Palm Beach Gardens, Florida

## ANDERSON CARR

APPRAISERS • REALTORS • CONSULTANTS • DEVELOPERS



2801 Exchange Court  
West Palm Beach, FL 33409  
Paul Snitkin, President  
Phone: (561) 833-1661  
Cell: (561) 310-7888







**Commercial Building  
12010 US Highway #1  
Palm Beach Gardens, FL**

**CONFIDENTIAL  
OFFERING MEMORANDUM**



**ANDERSON CARR**  
APPRAISERS • REALTORS • CONSULTANTS • DEVELOPERS

Presented by:

**Paul Snitkin, President**

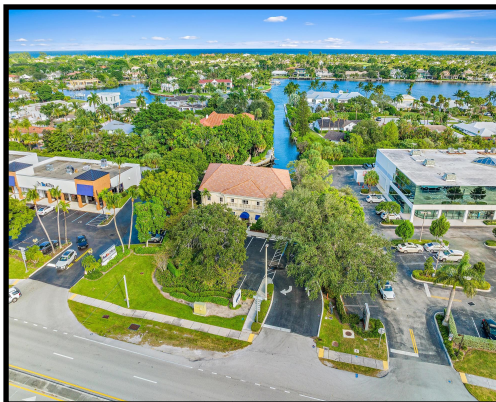
2801 Exchange Court

West Palm Beach, FL 33409

Phone: (561) 833-1661

Cell: (561) 310-7888

[psnitkin@andersoncarr.com](mailto:psnitkin@andersoncarr.com)



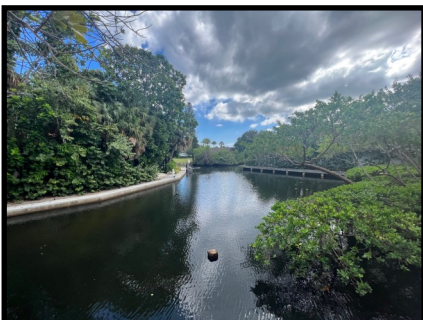




# Available ***FOR SALE***

***Commercial Building, Located at 12010 US Highway #1  
Palm Beach Gardens, Florida***

Excellent North Palm Beach/Palm Beach Gardens Opportunity! First time available to own a piece of the thriving Palm Beach Gardens Market. This property is located in the Heart of Palm Beach Gardens along the US Highway #1 corridor. This is a luxury commercial building with incredible access to all parts of Palm Beach Gardens and Palm Beach County. Close to Lost Tree, Seminole Landing, Trump National Golf Course, Bear's Club, Admiral's Cove, Frenchman's Creek, Frenchman's Reserve, Old Palm, Ballenises, and the Atlantic Ocean. Building consists of 5,991 SF, on a site consisting of .40 acres. Adequate parking on site. Property backs up to Little Lake Worth, which is a navigable waterway. High ceilings. Elevator. High quality construction. Balcony. Incredible condition. ~ Etc.Etc. ***Call Paul Snitkin for additional information.***



**ANDERSON CARR**  
APPRAISERS • REALTORS • CONSULTANTS • DEVELOPERS

2801 Exchange Court  
West Palm Beach, FL 33409  
Phone: (561) 833-1661



Note: This offering subject to errors, omissions, prior sale or withdrawal



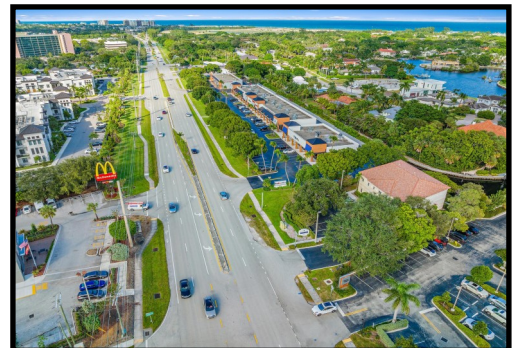


## Commercial Building 12010 US Highway #1 Palm Beach Gardens, FL

### Project Overview

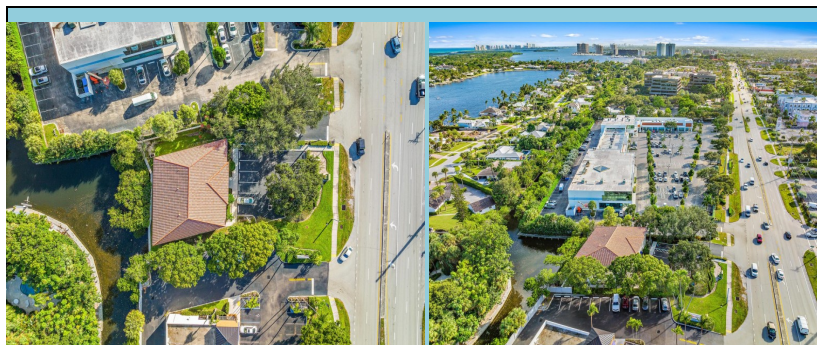
Anderson & Carr, Inc. is pleased to present this first time available property for sale, at 12010 US Highway #1, Palm Beach Gardens, Florida. This Commercial Building is a 2 story, boutique luxury commercial building located in the Heart of Palm Beach Gardens. Close to all luxury Subdivisions and the Atlantic Ocean. The property has high ceilings on first and second floors. Elevator access to second floor as well as interior staircase. Upscale finishes and fixtures. On site parking. The property backs up to a navigable waterway with access to Little Lake Worth and the Intracoastal Waterway. The property is surrounded by Retail uses, and Class A office buildings.

The existing building is built out as a Luxury Interior Designer/retail use with an open floorplan that can be customized for any type of use. Perfect for a professional office use for your high end clients.

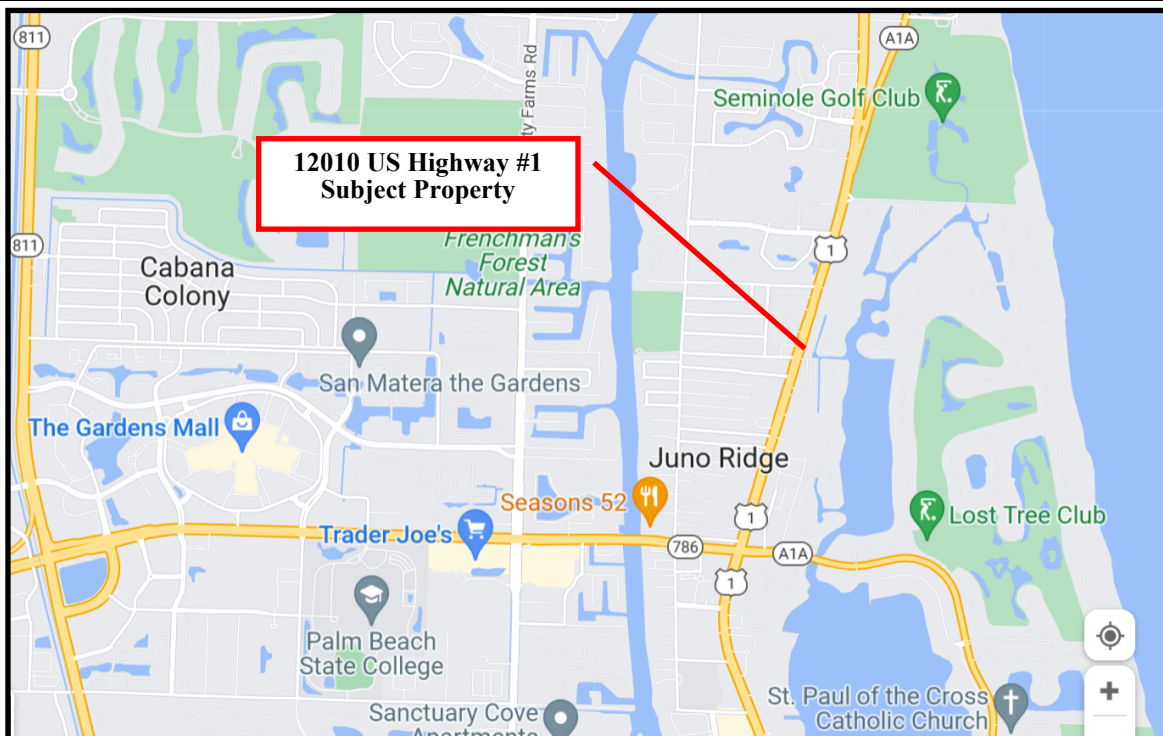


**ANDERSON CARR**  
APPRAISERS • REALTORS • CONSULTANTS • DEVELOPERS





## Commercial Building 12010 US Highway #1 Palm Beach Gardens, Florida



### Strategic Location

The property represented is situated on the east side of US Highway #1, just north of the PGA Boulevard and US Highway #1 intersection. Property has an excellent location and surrounded by mature trees that gives the site a private look. Property has direct exposure to a navigable waterway to the eastern side of building. The building is walking distance to all major amenities, restaurants, businesses, and support facilities. This area has historically experienced high demand with low vacancy rates due to its central location. Property values, occupancy levels, and rent levels in the area have increased over the past several years with this trend expected to continue into the foreseeable future.



## Additional Pictures

Commercial Building  
12010 US Highway #1  
Palm Beach Gardens, Florida

