

1204 Commercial St

1204 Commercial St, Riviera Beach, FL 33404

Keyes

LEGACY GROUP

ILLUSTRATED
PROPERTIES



FOR MORE INFORMATION, PLEASE CONTACT:

Chip Armstrong Director Of Commercial Sales | 561.371.3787 | chiparmstrong@keyes.com

Liz Nunes Director Of Luxury Sales | 561.351.4529 | lnunes@jpre.com

Keyes Commercial

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P: 561.282.5265

www.ChipSellsCommercial.com

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PROPERTY SUMMARY

Sale Price:	\$1,500,000
Lot Size:	0.883 Acres
Building Size:	1,835 SF
Year Built:	1950
Zoning:	DG (Downtown General)

PROPERTY OVERVIEW

Cash or Conventioanl Mortgage

PROPERTY HIGHLIGHTS

- - 1,835 SF building with historical charm
- - One unit with versatile potential for special purpose use
- - Constructed in 1950, offering character and appeal
- - Zoned DG (Downtown General) for flexible investment opportunities
- - Prime location in the vibrant Riviera Beach area
- Uses permitted. The following uses are permitted by right in the DG district, except that on primary streets, parking (whether principle or accessory use) shall be separated from the street for at least 20 feet:
 - 1.Residential
 - 2.Professional office, except drive throughs are not permitted.
 - 3.Retail establishments, except drive throughs are not permitted.
 - 4.Daycare (See section 31-544.).
 - 5.Nursing homes.
 - 6.Assisted living facilities.
 - 7.Churches and their educational buildings; storefront churches.
 - 8.Civic open spaces (See section 31-538.).
 - 9.Community gardens.
 - 10.Specialty medical facility.

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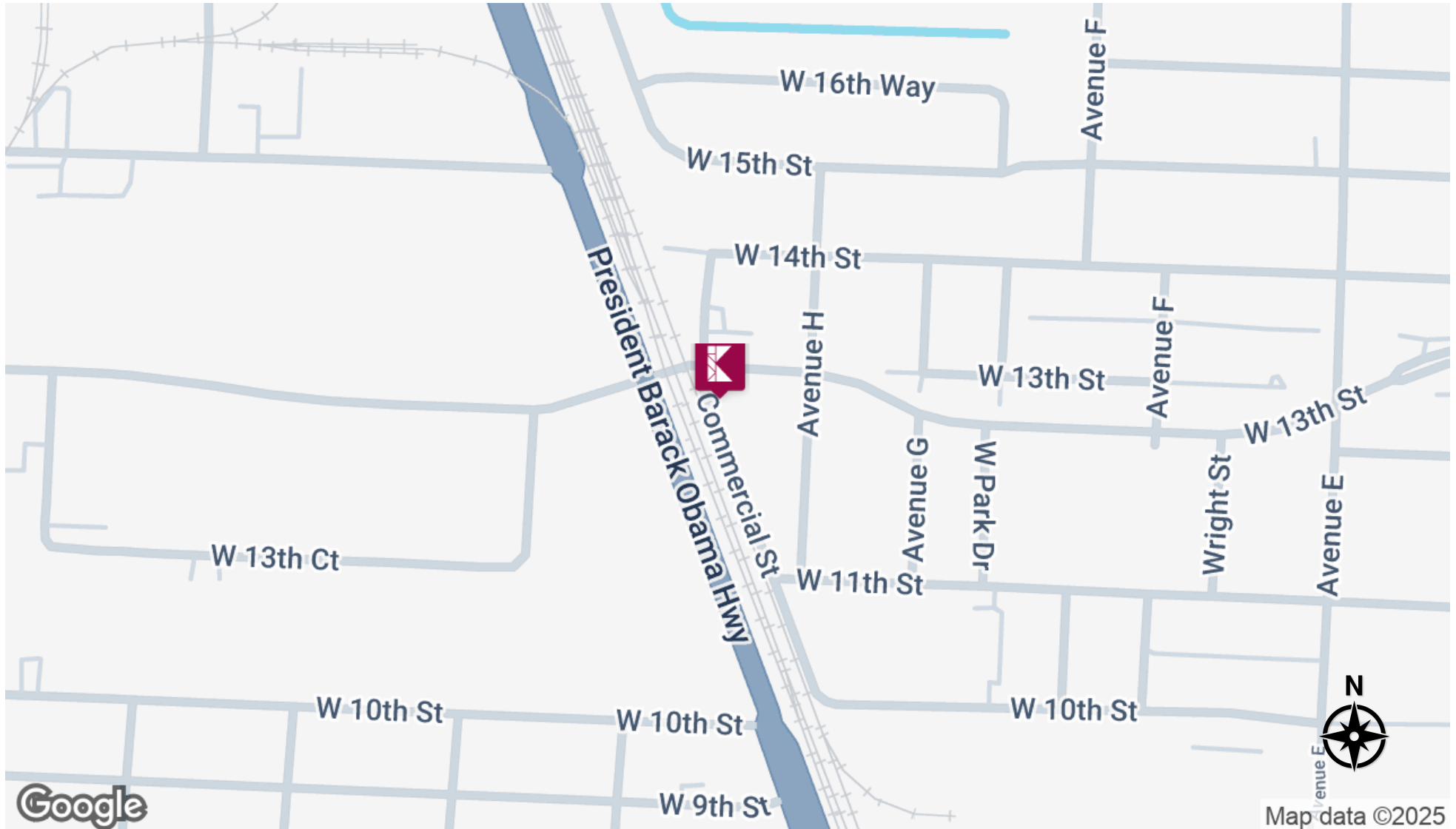
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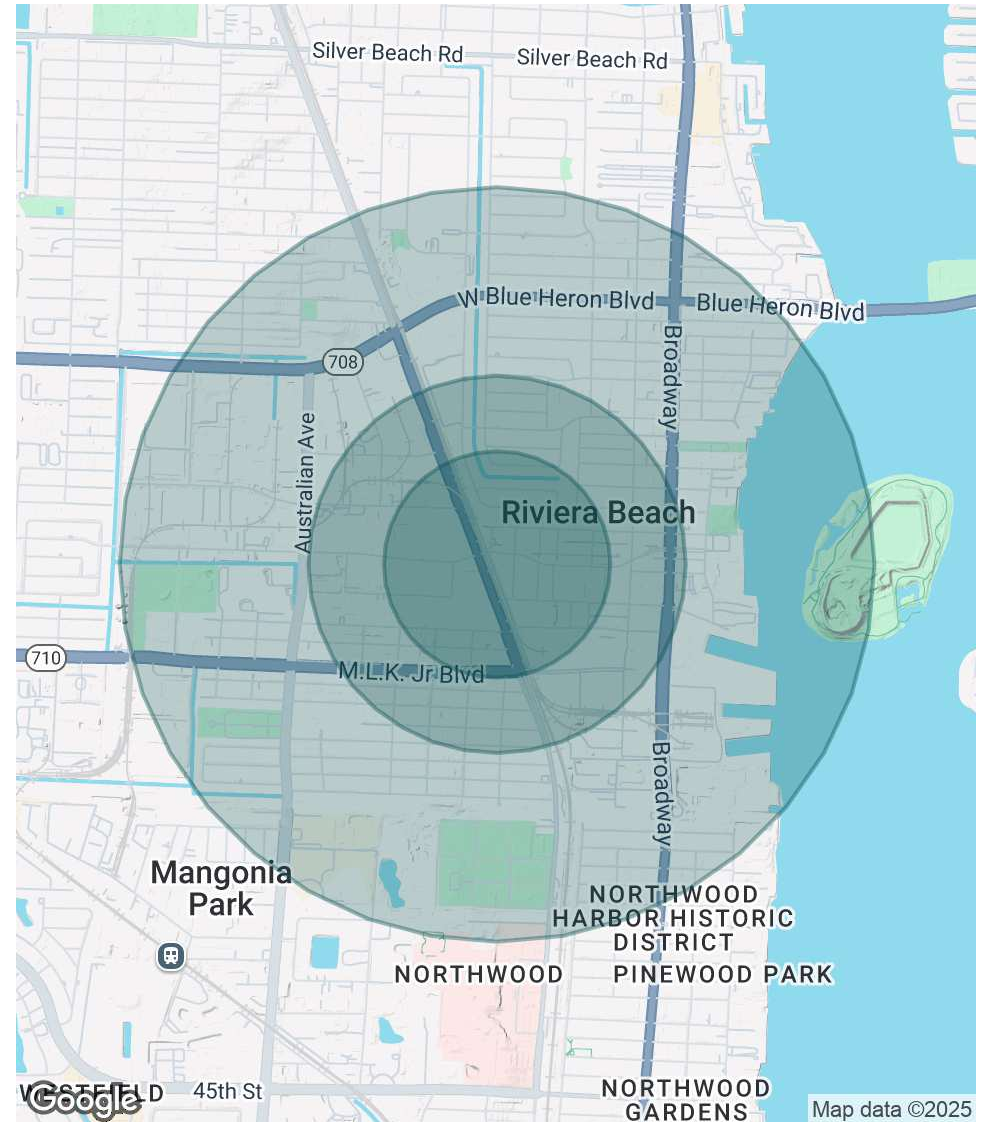
LEGACY GROUP

ILLUSTRATED PROPERTIES

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	883	2,801	10,081
Average Age	39	39	38
Average Age (Male)	38	38	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	319	988	3,412
# of Persons per HH	2.8	2.8	3
Average HH Income	\$56,775	\$56,744	\$61,150
Average House Value	\$320,046	\$290,175	\$280,995

Demographics data derived from AlphaMap



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CHIP ARMSTRONG

Director of Commercial Sales

chiparmstrong@keyes.com

Direct: 561.371.3787 | Cell: 561.371.3787

FL #SI3129891

PROFESSIONAL BACKGROUND

Chip brings over thirty years of sales and marketing experience to the Florida real estate market. He also volunteers in many local civic, business, and governmental organizations. This volunteer work and local affiliations have given him an immense knowledge about residential and commercial real estate as well as marine elements of development.

Chip has been very successful in his years at the Keyes Company; a family owned and operated real estate Company that began in 1926! He reached the Chairman's Circle in his first year due to his high volume of sales and consistently ranks amongst the top producers within the company's 2500 sale associates for over 10 years. Chip inspires and manages The Armstrong Group at The Keyes Company.

Born and raised in Palm Beach County, Chip lives with his wife, Trina in Northern Palm Beach County where he continues to spend his free time with family in or near the water.

MEMBERSHIPS

Broward, Palm Beaches, Broward and St Lucie Realtors, Member
Broward, Palm Beaches, Broward and St Lucie Realtors, Palm Beach Regional Board Member
Broward, Palm Beaches, Broward and St Lucie Realtors, Governmental Affairs Committee, Member
Realtors Commercial Alliance, Member
Florida Realtors®, Director
Palm Beach North Chamber of Commerce Member
Palm Beach North Chamber of Commerce, Economic Development Committee, Chairman
Palm Beach North Chamber of Commerce, Government Affairs Committee, Member
NorthPAC Trustee, Chairman
Riviera Beach Tourism Task Force, Member

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LIZ NUNES

Director of Luxury Sales

lnunes@ipre.com

Direct: **561.351.4529** | Cell: **561.351.4529**

PROFESSIONAL BACKGROUND

Legacy Group Co-Founder Liz Nunes, formerly Armstrong, is a second-generation Realtor and South Florida native. Liz has served on the leadership teams at Illustrated Properties and The Keyes Company for the last 11 years, managing several offices and heading up the luxury marketing division. As Director of Luxury Sales, she is responsible for managing the family of companies' relationships with global luxury affiliations Luxury Portfolio International and Forbes Global Properties. Her knowledge of the local luxury market, as well as understanding of global trends in the luxury space, keep the team relevant in an ever-changing real estate landscape.

MEMBERSHIPS

Broward, Palm Beaches, and St Lucie Realtors | Member
Palm Beach North Chamber of Commerce | Member

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