

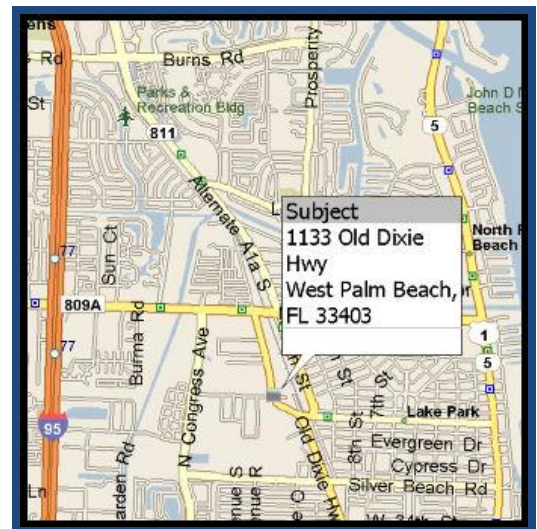
OFFICE/WAREHOUSE SPACE FOR LEASE WITH RETAIL EXPOSURE



1133 Old Dixie Highway, Lake Park, Florida 33403

PROPERTY HIGHLIGHTS:

- 10-unit commercial condo complex totaling 12,000 SF.
- Building features CBS construction with a pre-stressed, solid concrete and built-up roof system.
- All units feature a partial concrete mezzanine above the office area.
- Ideal for any business needing a small storefront office and warehouse unit with rear loaded warehouse space in the back.
- All units total 1,200 SF on the ground floor and measure 20' wide x 60' deep (not including the mezzanine space).



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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

Property:

10-unit, office/warehouse condo project with (10) 1,200 SF office warehouse units. The building features CBS construction with a pre-stressed concrete and built-up roof system. All units have glass storefronts and are rear loaded with grade level overhead doors. Each unit has a partial or full floor concrete mezzanine and one or more bathrooms. The building has power provided by FPL, water is provided by Seacoast Utility Authority and the building is on septic.

Location:

Excellent frontage on the east side of Old Dixie Highway. The property is located only 5 blocks south of Northlake Boulevard at the intersection of Watertower Road.

Zoning:

(C4) Business District - Lake Park. This zoning allows a variety of retail, office or industrial uses. Ideal for personal storage, hobbyists, car storage, independent vehicle dealer, small business, or any use permitted in the C4 Zoning District.

Current Availability:

Unit 1: 2,100 SF total as follow: 1,200 SF (20' x 60') on the ground floor plus an additional 900 SF (20' x 45') concrete mezzanine above. The unit has a storefront entrance with a large window and glass entry door facing Old Dixie Highway. There is a small office area with a spiral staircase leading to the mezzanine in the front of the space. There is also a 10' wide x 12' high overhead door, a staircase leading to the mezzanine and a bathroom at the rear of the space. Unit appears to be fully air-conditioned. Ideal for a personal storage, dead storage or record storage type tenant.

Lease Price:

Unit 1: \$3,000.00 per month plus Sales Tax. Electric is separately metered for each unit.

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Site and Parking Plan

