



602 Lucerne Avenue Lake Worth Beach, Florida

ANDERSON CARR
APPRAISERS • REALTORS • CONSULTANTS • DEVELOPERS

521 South Olive Avenue
West Palm Beach, FL 33401
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602 Lucerne Avenue

CONFIDENTIAL

OFFERING MEMORANDUM

Presented by:

Paul Snitkin, Broker
Robert Banting, MAI, Broker/Associate

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Available **FOR SALE**

602 Lucerne Avenue, Lake Worth Beach, Florida

Incredible opportunity to own a multi-bay commercial building in the heart of Lake Worth Beach. Tons of on site parking, long term tenants, corner location, and just east of Dixie Highway. Overall property is in very good condition. The building consists of 4,875 square feet, with (5) tenants. All tenants have short terms remaining that will give the new owner some flexibility in future. The site contains 16,884 square feet with approximately (30) parking spaces. This is the center of the Downtown Lake Worth Beach Business District. Call for additional information. Paul Snitkin at;

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Project Overview

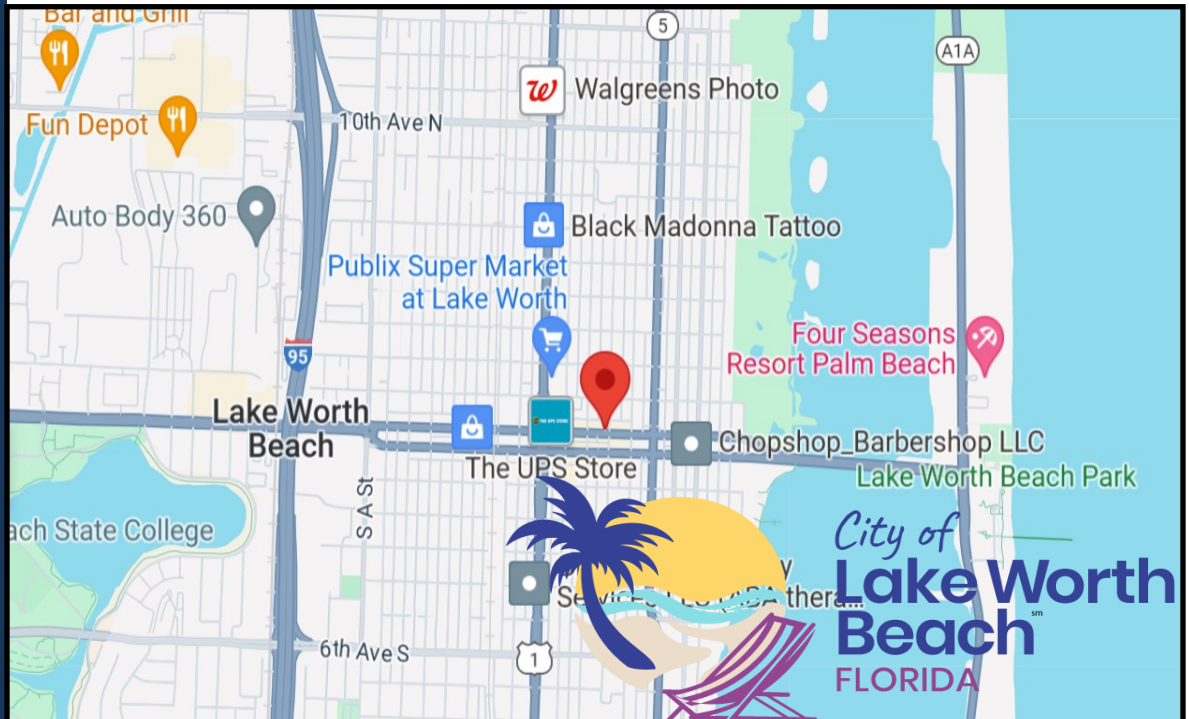
Anderson & Carr, Inc. is pleased to present for sale; 602 Lucerne Avenue, Lake Worth Beach, Florida. This property consists of a multi-bay commercial Building containing a total of 4,875 square feet with approximately (30) parking spaces. . The subject is situated at the northwest corner of Lucerne Avenue and North L Street, just east of Dixie Highway in Lake Worth Beach, Florida.

The current zoning is DT– The "downtown (DT) district" is designed for the commercial core of Lake Worth, primarily along Lake and Lucerne Avenues from Golfview to the Florida East Coast Railroad right-of-way. The DT district is intended to provide the establishment and expansion of a broad range of office and commercial uses, including higher density residential use.





602 Lucerne Avenue



Strategic Location

The property represented is situated on the northwest corner of Lucerne Avenue and North L Street, Lake Worth, Florida. This neighborhood is considered Downtown Lake Worth Beach, which consists of City Hall just to the west, retail buildings, office buildings, condominium buildings, apartment rental buildings, and single family properties surrounding the downtown core. Lake Avenue to the south extends west to US #441 and east to the Atlantic Ocean. The immediate neighborhood consists of Restaurants, lounges, hair salons, shoe repair, etc. etc. The new Publix is just to the north of the subject location. The immediate and surrounding areas have seen an increase in pricing over the recent past and should continue into the foreseeable future. With property values increasing, occupancy levels high, and rent levels increasing the future looks very bright for Downtown Lake Worth Beach.



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Additional Photos

