



604 Lake Avenue & 601 Lucerne Avenue Lake Worth Beach, Florida

ANDERSON CARR
APPRAISERS • REALTORS • CONSULTANTS • DEVELOPERS

2801 Exchange Court
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**604 Lake Avenue &
601 Lucerne Avenue
Lake Beach Worth, Florida**

CONFIDENTIAL

OFFERING MEMORANDUM

Presented by:

Paul Snitkin, Broker/President

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Available FOR SALE

**604 Lake Avenue and 601 Lucerne Avenue,
Lake Worth Beach, Florida**

Incredible opportunity to own a commercial building and large open parking lot in the heart of Downtown Lake Worth Beach. This property goes from street to street, Lake Avenue to Lucerne Avenue. Commercial building fronts on Lake Avenue with 20 foot ceilings. The finishes and construction quality are all excellent. Perfect opportunity to own one of the nicest buildings in the Downtown LWB with tons of parking. Great opportunity for a re-development using the Lake Avenue building and building a new building on the Lucerne Avenue site. The opportunities are endless. The building consists of 6,312 square feet, plus second floor storage and private office. This building is a fully equipped restaurant with all equipment included. Two bars with access to walk up customers. The site contains a total of 22,651 square feet with approximately (40) 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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Note: This offering subject to errors, omissions, prior sale or withdrawal without notice



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Project Overview

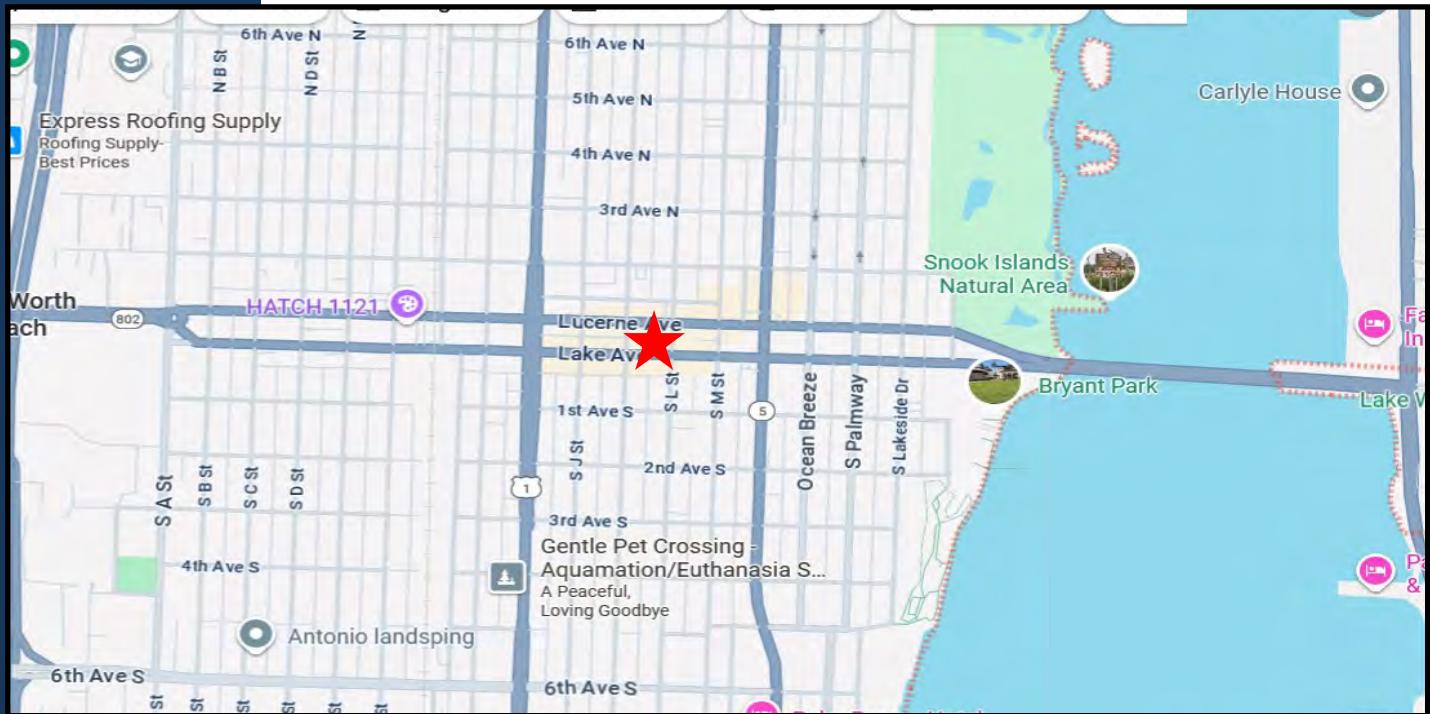
Anderson & Carr, Inc. is pleased to present for sale; 604 Lake Avenue and 601 Lucerne Avenue, Lake Worth Beach, Florida. This property consists of a Single tenant commercial Building with 20' ceilings which contains a total of 6,312 square feet with approximately (40) parking spaces. The subject is situated at the north side of Lake Avenue and southwest corner of Lucerne Avenue and North L Street. The property has frontage on Lake Avenue and Lucerne Avenue, 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





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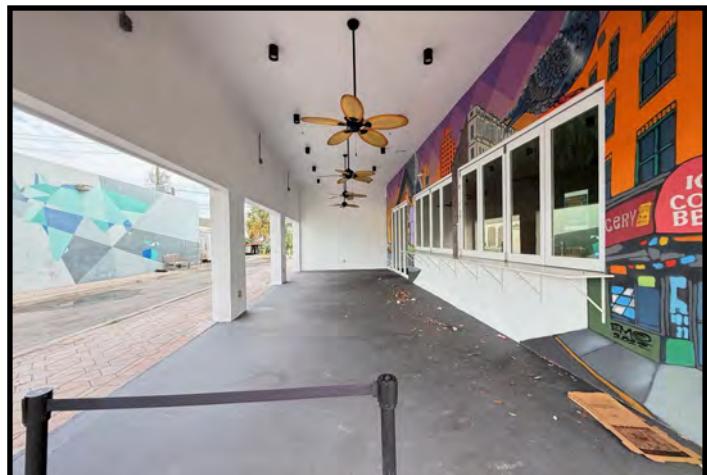
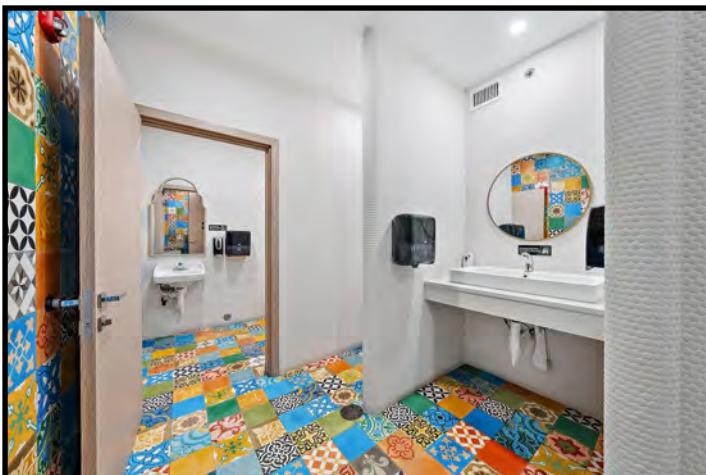
Strategic Location

The property represented is situated on the north side of Lake Avenue, just west of North "L" Street, and extending north to Lucerne Avenue. The property is located on the Southwest corner of North "L" Street and Lucerne Avenue, Lake Worth Beach, 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 on the southern property border 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 northwest 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



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