

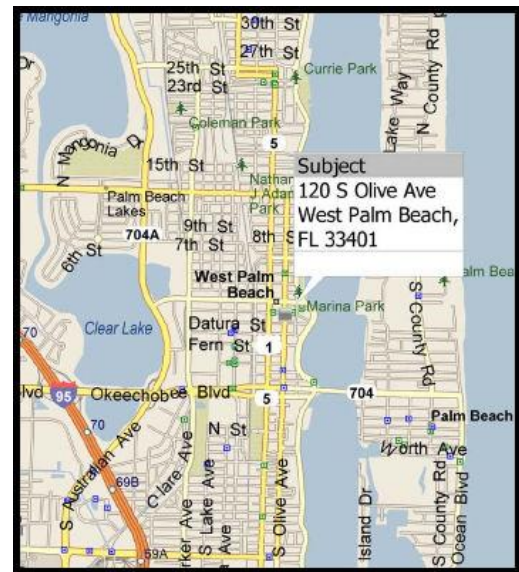
**Prime Restaurant Space for Sale in Downtown West Palm Beach**



**120 South Olive Avenue, Suites 103 and 105, West Palm Beach, FL 33401**

**PROPERTY HIGHLIGHTS:**

- **2,829 SF former restaurant for sale on Datura Street. This retail condominium has been completely demolished on the inside and is ready for a new build-out. Approved building plan and construction permits are very close to final approval with the city of West Palm Beach.**
- **The Guaranty Building is one block south of Clematis Street and 50' east of North Olive Avenue. Nearby restaurants include E. R. Bradley's Saloon, Avocado Grill, Club Camelot and 123 Datura Bar & Kitchen. The space is on the ground floor of the Guaranty Building and directly across the street from The Harvey Building.**
- **Highly visible location on Datura Street (the main entrance to all waterfront events including the Palm Beach Boat Show, Sunfest, 4<sup>th</sup> on Flagler, etc.).**
- **For Sale: \$1,500,000.00 Cash to Seller**



For Further Information Contact:  
 Kerry Jackson, SIOR, Vice President  
 Reichel Realty & Investments, Inc.  
 8845 North Military Trail, Ste. 100  
 Palm Beach Gardens, Florida 33410  
 (561) 478-4440 office  
 (561) 512-7512 mobile  
[www.reichelrealty.com](http://www.reichelrealty.com)  
[kjackson@reichelrealty.com](mailto:kjackson@reichelrealty.com)

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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.







*DESIGN CONCEPTS*









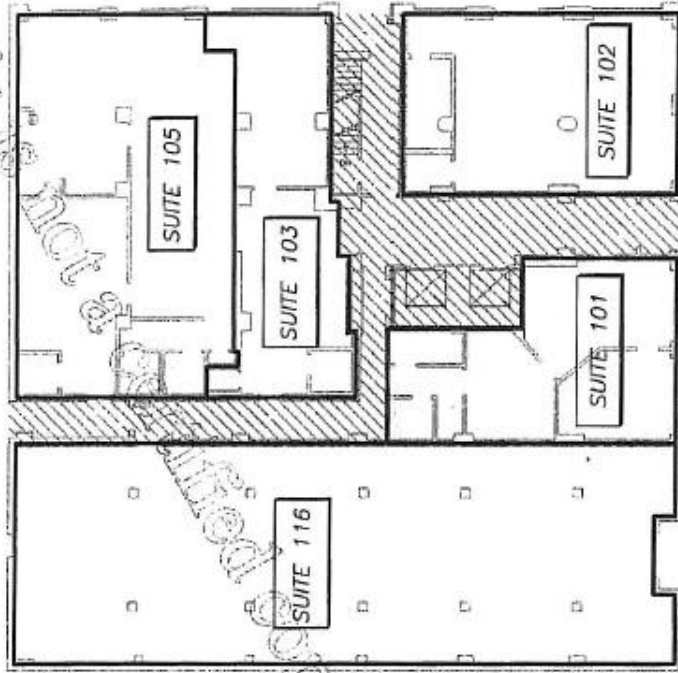


UNIT LOCATION PLAN FROM CONDOMINIUM DOCUMENTS (NOT AS-BUILT)

EXHIBIT B

GUARANTY NCP, LLC, a CONDOMINIUM

221 Datura (Suites 103 and 105)



FIRST FLOOR PLAN  
TO THE DECLARATION OF CONDOMINIUM

COMMON ELEMENT

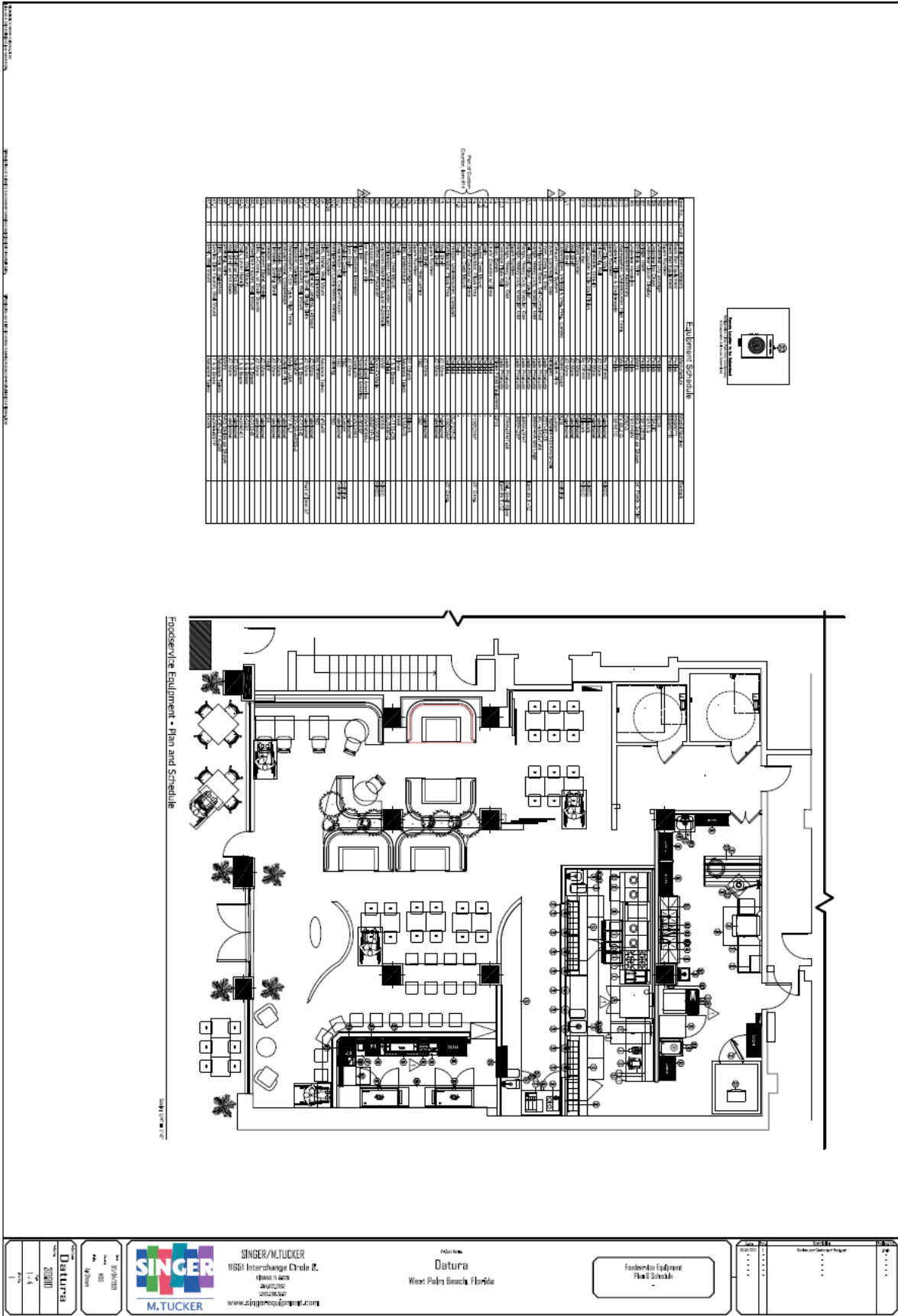


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DATE:	12/22/05	DWG. NO.	84-466-3
OFFICE:	K.S.	SHEET	39 OF 46
CK'D:	C.W.	REF:	84-466 CONDO.DWG



# PROPOSED NEW INTERIOR BUILD-OUT (PERMIT PENDING)



Foodservice Equipment - Plan and Schedule