

215 S Federal Highway

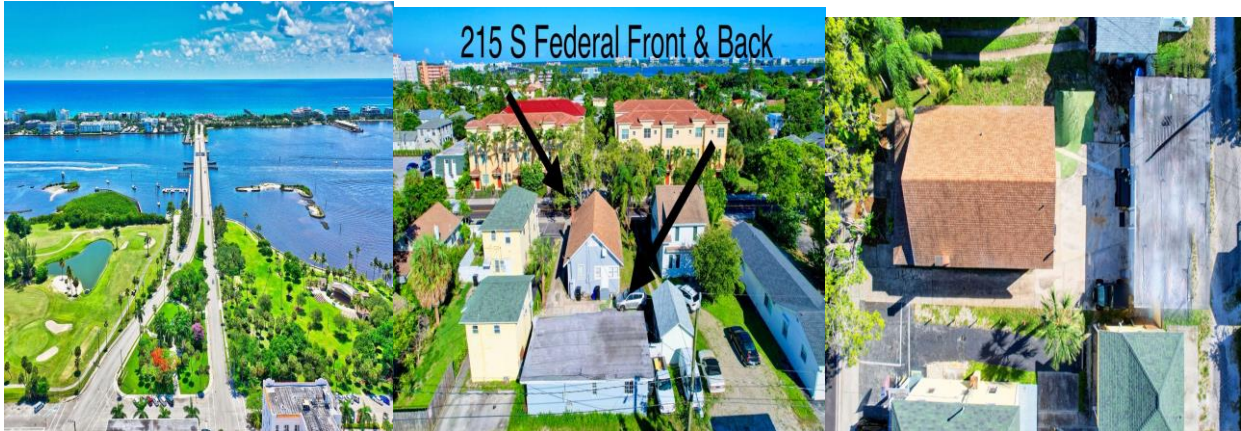
Lake Worth Beach FL

Offered at \$699,000.00



Another amazing property brought to you by Steven Staples, award winning REALTOR® and innovative entrepreneur. Member of the Chairman's Circle "Gold" Prudential Real Estate 2005 and 2006 Certification of Excellence. Owner of SCS Properties LLC, Mountain Chalet LLC

215 S Federal Highway, Lake Worth Beach FL 33460

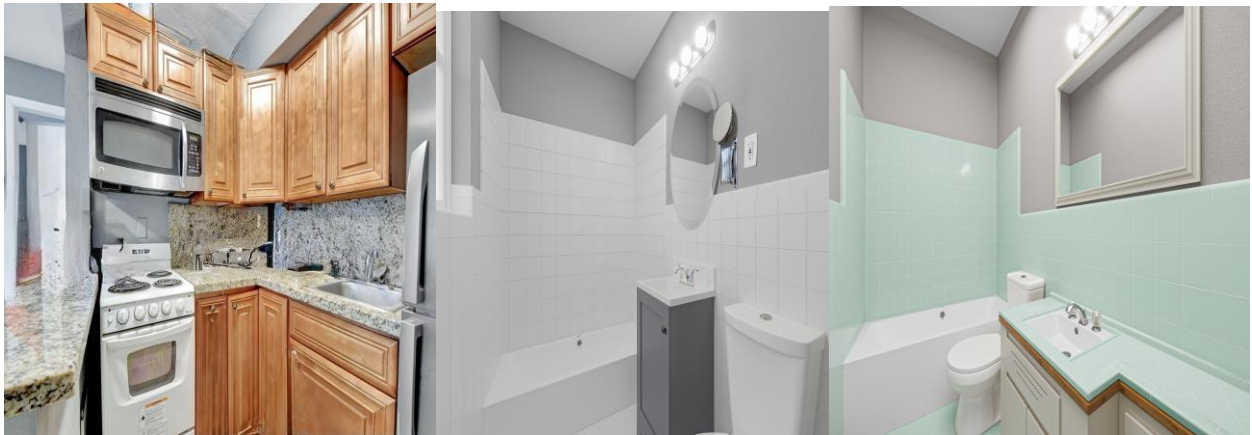


LOCATION: Lake Worth Beach is a 7 sq mile vertical rectangle on the Intracoastal Waterway (*at it's widest!*). 215 S Federal is just 3 blocks to downtown, 3 blocks to Bryant Park (on the Waterway), Public Boat Ramp, Historic Amphitheater, and bridge to the beach and Municipal Golf; you can leave the car at home.

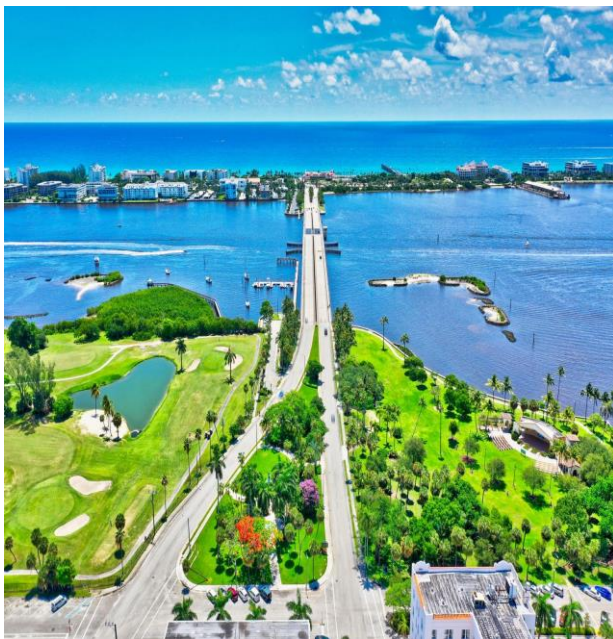
LOT: .16 acres (6960 sq ft) approximately 1,350 sq ft paved parking lot between the buildings



BUILDINGS: Large 3 bedroom, 1 bath 1926 Historic home with high ceilings, restored to Period look kitchen with all the modern conveniences. Huge great room with original fireplace. Back unit was built of concrete in 1956 with 2 bedrooms, 1.5 baths, beautiful kitchen updated with thick granite countertops, and spacious rooms. Central AC in both units, washer dryers, ranges, refrigerators and plenty of closet space.



UTILITIES: Separate electric meters; Front building has natural gas. The Electric and Water Utilities are produced in Lake Worth Beach (decentralized from the larger grid and FPL) making recovery from unpredictable events more manageable. The water is Reverse Osmosis Filtered, so you can drink from the taps and no bad hair days.



ZONING MU-E—MIXED USE EAST (38-LAKE WORTH BEACH) Mixed use Zoning makes the property suitable for a wide variety of business, office, commercial, hotel/motel, and medium-density multiple-family residential uses:

"1.Principal nonresidential uses permitted by right in all subareas of district.

A.Commercial - low intensity.

B.Office - low intensity.

C.Retail - low intensity.

D.Personal services - low intensity.

E.Cultural and artisanal arts - low intensity.

F.Institutional - low intensity.

G.Community residences....

F. Essential services."

More options available as per muni code. See Documents for full description.

INCOME: Currently operating with a GRI just under \$50,000 annually, with potential to triple (or more) with daily rentals.The advantage of two separate buildings is incalculable, as they can operate independent of one another with plenty of parking. No need for a vehicle, however, as the amenities are all within short blocks, and services for delivery and drivers are plentiful. Lake Worth Beach has become THE destination for travelers and relocators from all over the world, and there is no better location for housing, business and redevelopment than Federal Highway between 2nd and 3rd Avenues S, where 215 is located.

COLDWELL BANKER®


LOVE WHERE YOU LIVE!!!




JANE THOMAS

561.602.6527

Attitude is Everything!



International
Diamond Society
Award Winner
SL3310112



COLDWELL BANKER