



Hello, Neighbor

AMAC
ALEX MACWILLIAM REAL ESTATE

LUXURY REAL ESTATE
ALEXMACWILLIAM.COM
2901 OCEAN DRIVE VERO BEACH, FL 32963



T. P. Kennedy
REALTOR®
772-473-2521 MOBILE
TP@TPKennedy.com



Shannon O'Leary
REALTOR®
772-205-4412 MOBILE
Shannon@LiveOnTheTreasureCoast.com

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Royal Palm Pointe

PRIME MIXED-USE CANAL FRONT INVESTMENT
23 Royal Palm Pointe | #290731



TP KENNEDY GROUP
RESIDENTIAL • COMMERCIAL • LAND

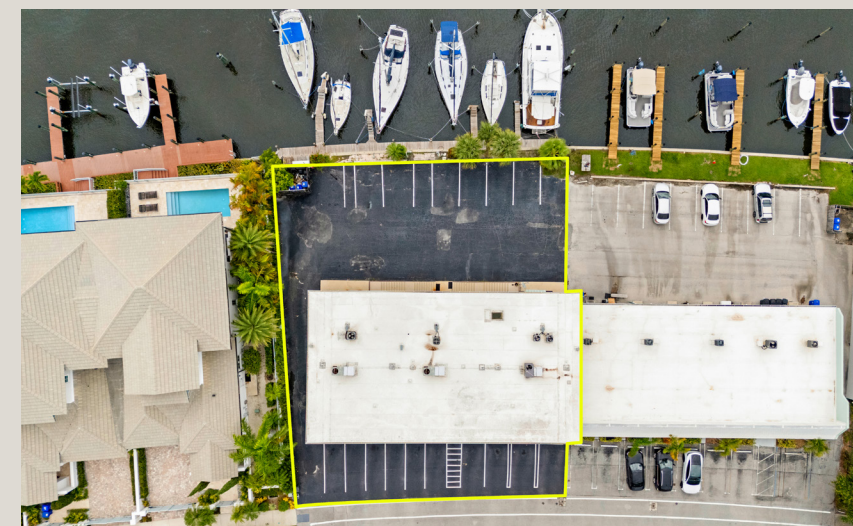


Desirable Waterfront Location!

DIVERSE INCOME OPPORTUNITY!

- / 7,020 SF total on 0.29 acres
- / 3,600 SF Retail/Office (1st Floor)
w/10' ceilings,
- / 3,420+ SF Residential (2nd Floor)
w/ three 2 BR / 2 BA
- / 6 deep-water slips with dock
- / All Units Separately Metered
- / Ample On-Site Parking + Public Lot
Across the Street

Information deemed reliable but not guaranteed, buyer must verify.



Exceptional income-producing opportunity on Royal Palm Pointe! This ±7,020SF mixed-use, canal-front property on 0.29 acres combines stable commercial income with strong residential upside. The first floor features 3,600SF of fully leased retail/office space with renovated interiors, 10' ceilings, and multiple entrances. Upstairs offers three 2BR/2BA apartments, all with canal views, private laundry, southern exposure, and abundant natural light – Unit C includes a Florida room with floor-to-ceiling glass.

Six deep-water slips with updated docks enhance appeal for boating tenants, and ample parking includes front, rear, and additional spots. Concrete block construction, separate meters, and established tenants provide stability, while light updates to the residential units could significantly increase rental income. A rare, high-visibility waterfront property in a prime Royal Palm Pointe location....perfect for investors seeking both immediate cash flow and long-term appreciation.

