

Office/Retail Building - For Sale

6620 South Dixie Highway

West Palm Beach, Florida 33405



Excellent Owner/User
Property

For Sale: \$550,000
~~-\$650,000~~

- ± 2,974 square foot building on ± 5,004 square foot lot (.11 Acres)
- Solid CBS construction with a new roof installed in 2003
- 9 parking spaces
- Excellent owner/user opportunity with flexibility to occupy a portion of the building and lease the remaining portion for additional income
- Great location east of I-95 and one block north of Forest Hill Boulevard
- Building signage with excellent visibility on South Dixie Highway



NAI Merin Hunter
Codman, Inc.

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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Office/Retail Building - For Sale

6620 South Dixie Highway

West Palm Beach, Florida 33405

Description:	Constructed in 1955, 6620 S. Dixie Hwy is a single story office/retail building comprised of approximately 2,974 square feet. The roof was replaced in 2003. The building was designed to accommodate two (2) tenants with separate electric meters.
Location:	Excellent location just one mile east of I-95 and one block north of Forest Hill Boulevard on South Dixie Highway. The property is located in the popular "SoSo" (South of Southern) neighborhood in West Palm Beach.
Construction:	Concrete block with a metal bar joist roof system with a tar and gravel overlay.
Building Square Footage:	The building measures \pm 2,974 square feet.
Site Area:	The site measures \pm 5,004 square feet (.1148 Acres). The approximate dimensions are 50' x 100' (see survey attached).
Parking:	9 surface parking spaces with additional street parking on Lytle Street.
Utilities:	Water & sewer: City of West Palm Beach Electric: Florida Power & Light (2 meters) Gas: Propane tank is on-site
Zoning:	(NC) - Neighborhood Commercial, City of West Palm Beach. Allows for most office and retail uses.
Parcel Control Number:	74-43-44-10-05-004-0021
Real Estate Taxes (2008):	\$8,633



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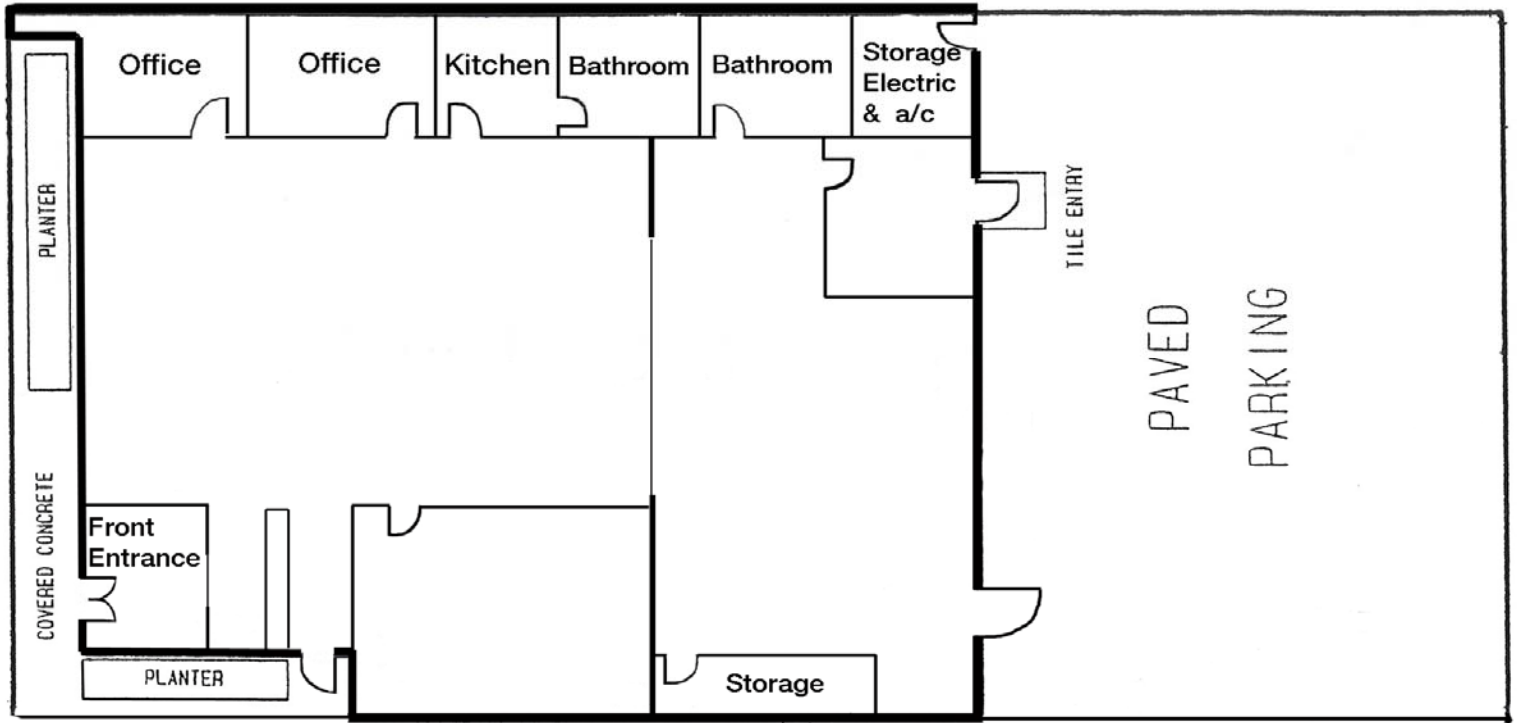
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Floor Plan

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Not to Scale



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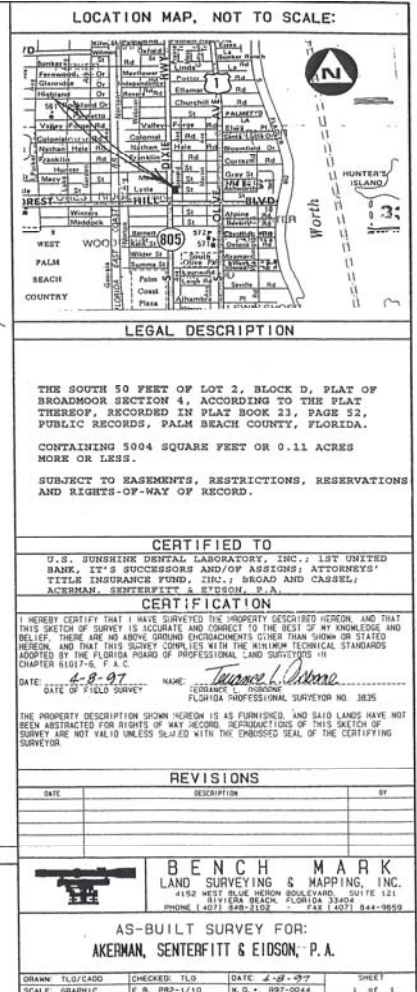
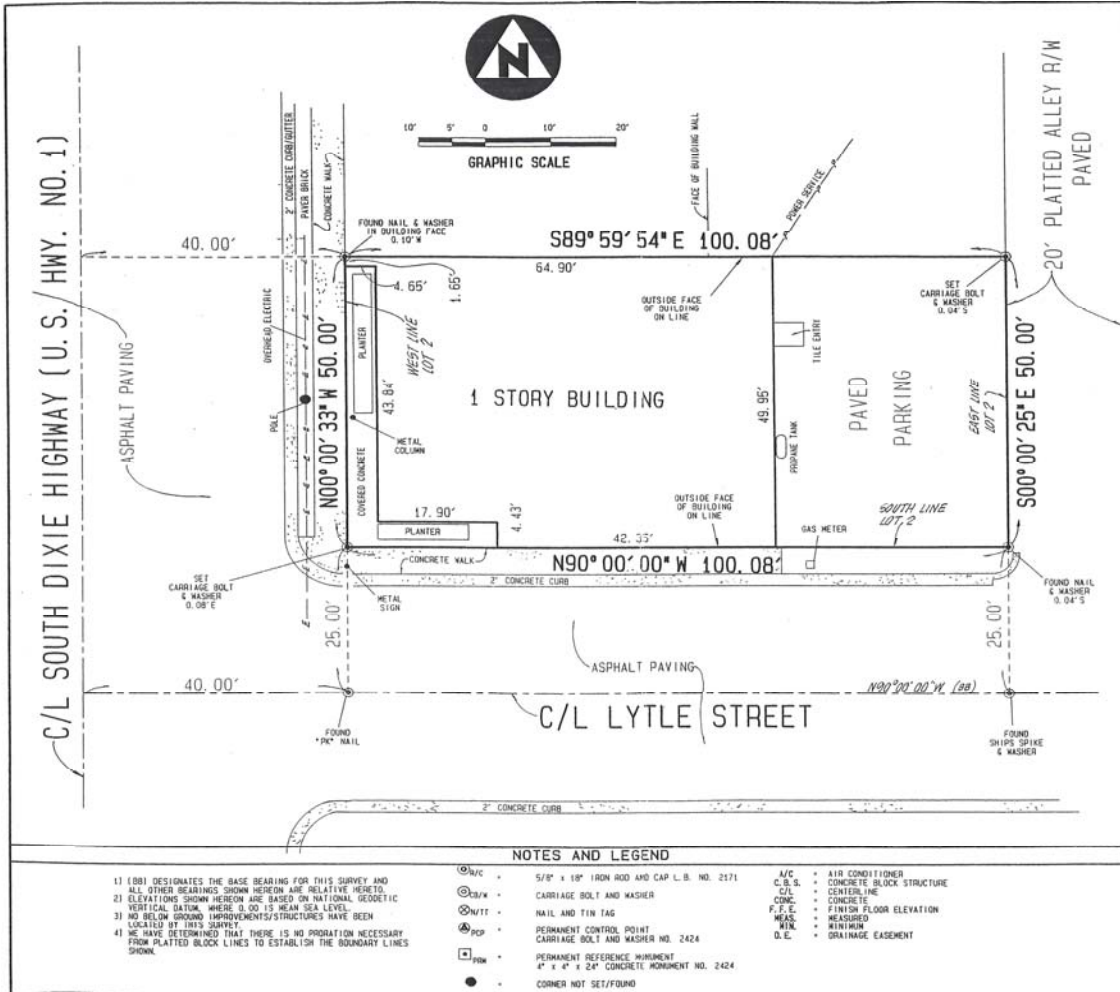
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Survey

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