

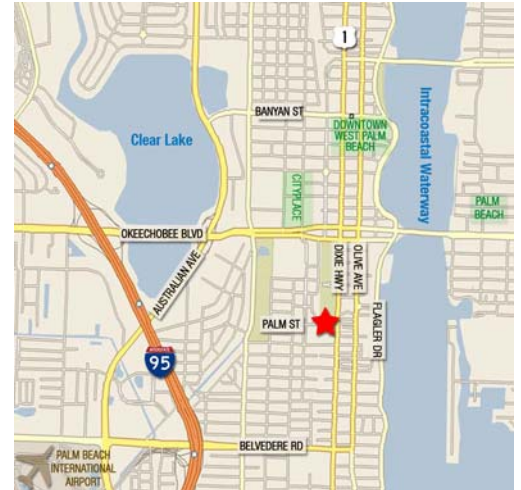
Office/Retail/Showroom/Warehouse - For Sale  
**424 Palm Street**  
West Palm Beach, Florida 33401



**PRICE REDUCED**  
**~~\$1,300,000 (\$111/PSF)~~**  
**\$850,000 (\$73/PSF)**

**GREAT OWNER/USER BUILDING**

- ±11,768 SF building on ±27,000 SF lot (0.62 acres).
- CBS construction with a Twin-T concrete roof
- 3 phase power
- 2 grade level overhead doors (12' x12')
- Partially air conditioned warehouse with ceiling heights of 14 feet
- Abundant parking
- Centrally located minutes from I-95, Palm Beach, Downtown West Palm Beach and CityPlace



An NAI Merin Hunter Codman Brokerage Team:

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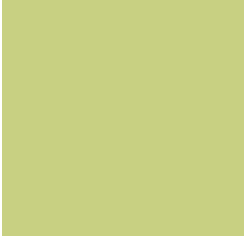
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**NAI Merin Hunter Codman, Inc.**

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. Subject to omissions and errors.

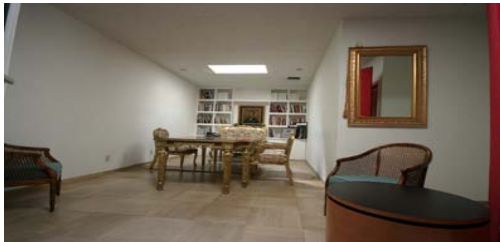


# Office/Retail/Showroom/Warehouse - For Sale

## 424 Palm Street

West Palm Beach, Florida 33401

<b>Description:</b>	Constructed in 1977, 424 Palm Street is a single-story, office/retail/showroom/warehouse building comprised of approximately 11,768 square feet.
<b>Location:</b>	The property is centrally located just west of South Dixie Highway on the south side of Palm Street. Palm Beach Atlantic College and the Norton Museum of Art are located across the street. The property is minutes from I-95, Palm Beach International Airport, Palm Beach, Downtown West Palm Beach and CityPlace.
<b>Construction:</b>	The building is CBS construction with a Twin-T concrete roof, 3 phase power and two grade level overhead doors (12' x 12').
<b>Site Area:</b>	The site measures ±27,000 square feet (.62 acres).
<b>Parking:</b>	Surface parking spaces at the rear of the property.
<b>Utilities:</b>	<ul style="list-style-type: none"> <li>■ Water/Sewer: City of West Palm Beach</li> <li>■ Electricity: Florida Power &amp; Light</li> </ul>
<b>Zoning:</b>	GC — General Commercial
<b>Parcel Control Number:</b>	74-43-43-28-02-000-0170
<b>Real Estate Taxes (2011 Proposed):</b>	\$17,198.90



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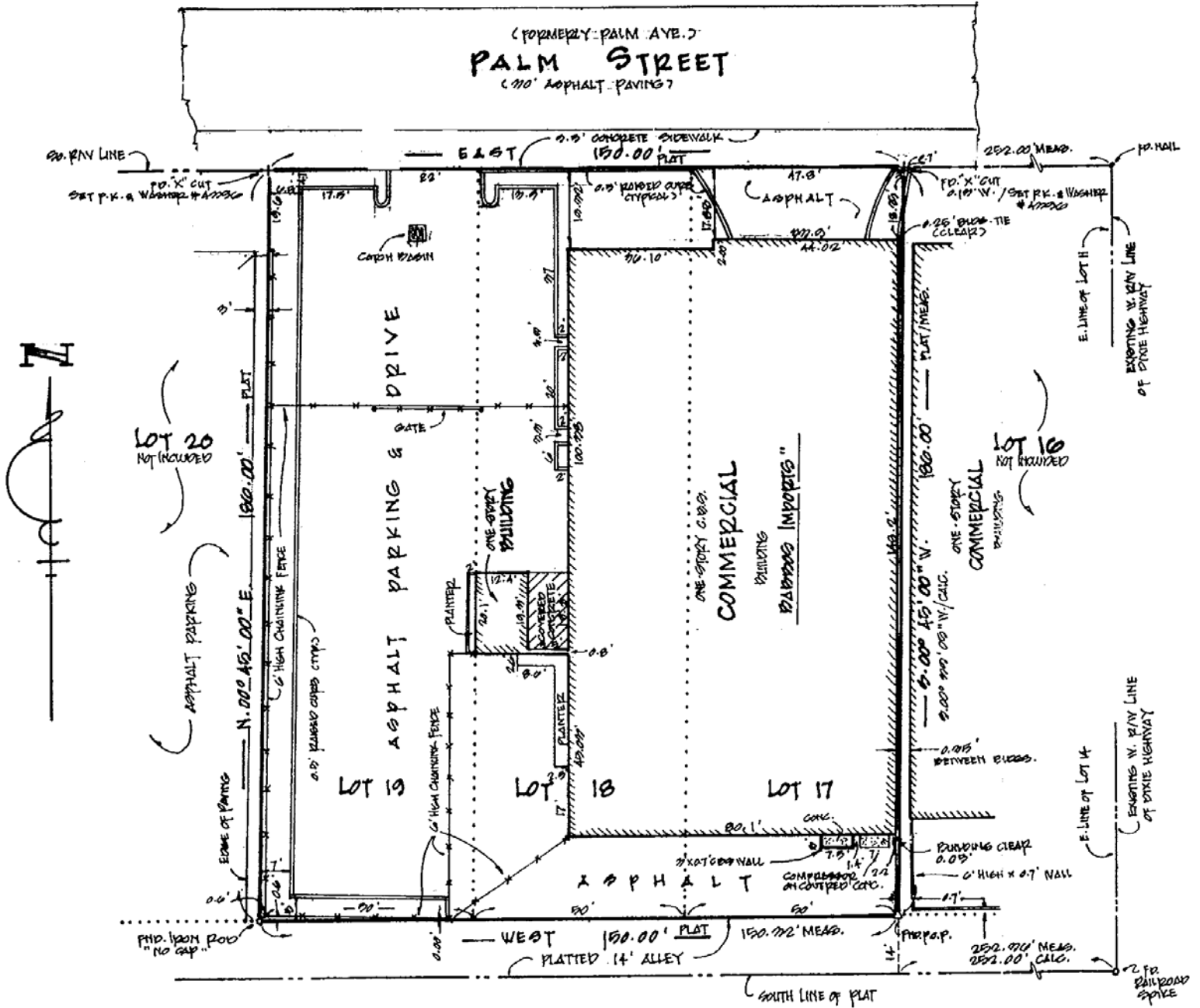


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# SURVEY

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