

Office/Warehouse Building - For Sale

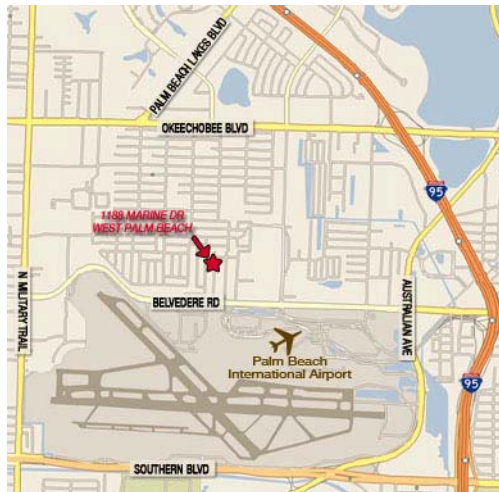
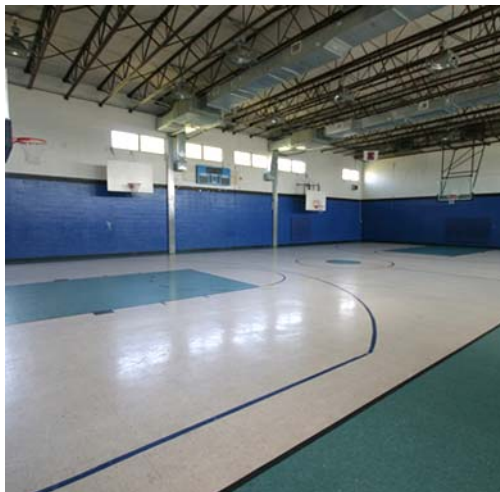
FORMER BOYS & GIRLS CLUB

1188 Marine Drive, West Palm Beach, Florida 33409



**ASKING PRICE:
\$995,000**

- ±13,745 SF owner/user property
- The main building is 7,445 square feet with an attached 6,300 square foot warehouse (gymnasium)
- The property is constructed of concrete block
- The property is west of I-95 and just north of Belvedere Road and the Palm Beach International Airport on Marine Drive adjacent to county owned land utilized as overflow parking for PBI
- 100% Air-conditioned
- Heavy power



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.

An NAI Merin Hunter Codman Brokerage Team:

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Office/Warehouse Building - For Sale

Former BOYS & GIRLS CLUB

1188 Marine Drive, West Palm Beach, Florida 33409

Description:

Constructed in 1943, the property formerly housed the Boys & Girls Club, which is relocating to a new facility. The main building is 7,445 square feet with an attached 6,300 square foot warehouse (gymnasium).

Location:

The property is west of I-95 and just north of Belvedere Road and the Palm Beach International Airport (PBI) on Marine Drive adjacent to county-owned land utilized as overflow parking for PBI.

Construction:

Concrete block with 24' clear ceiling height in the warehouse (gym) and is 100% air conditioned.

Zoning:

Current zoning is (RH) Residential High Density—Unincorporated Palm Beach County. The Future Land Use is Industrial according to Palm Beach County Future Land Use Atlas Page 58.

Site Area:

The site measures 57,500 square feet (1.32 acres).

Parking:

27 parking spaces

Power:

3 Phase Power: 600 amps

Utilities:

- Water/Sewer: Palm Beach County
- Electricity: Florida Power & Light

Parcel Control Number:

00-43-43-30-00-000-5260

Real Estate Taxes (2011 Proposed):

\$3,024 (Non-Advalorem)



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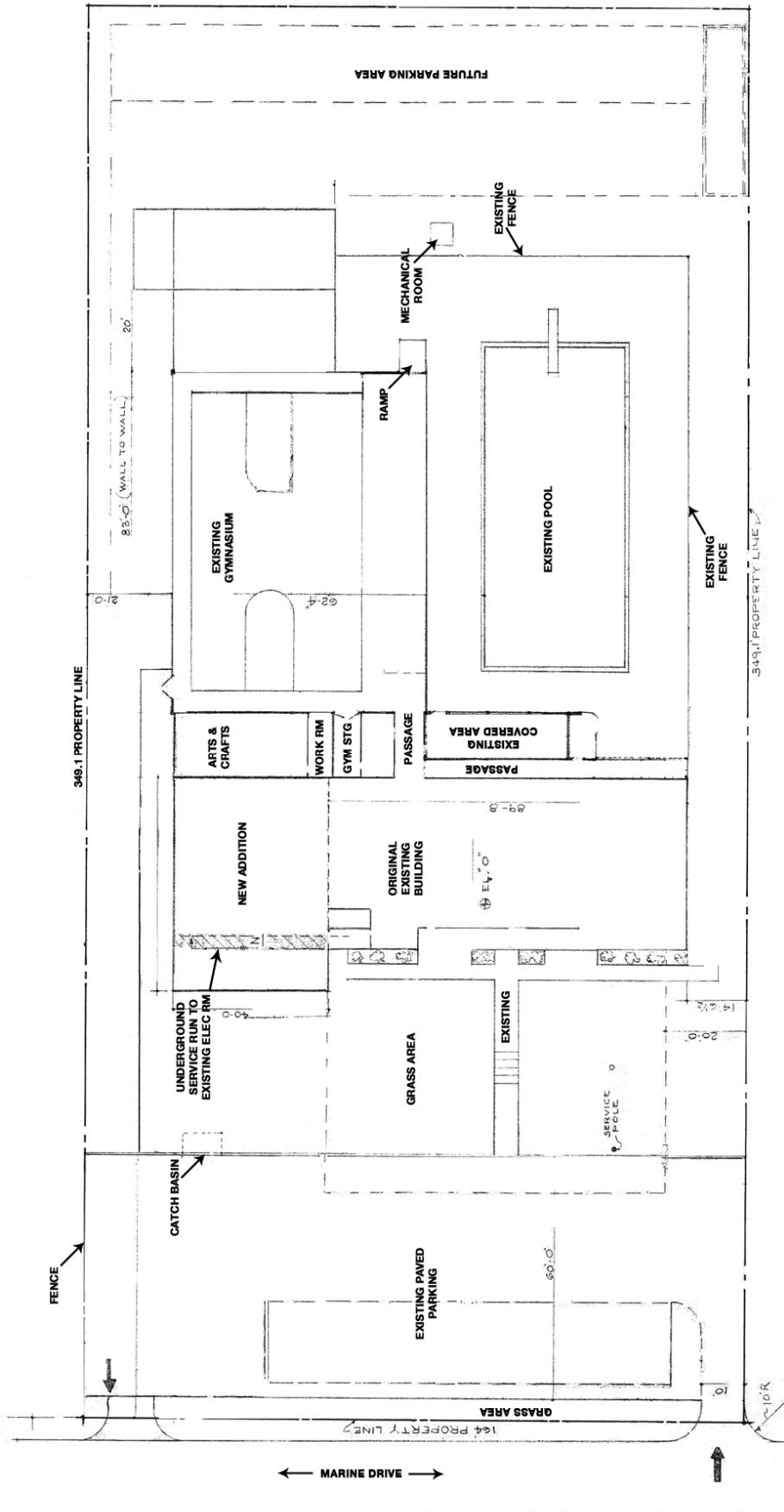
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SITE PLAN

FORMER BOYS & GIRLS CLUB

1188 Marine Drive, West Palm Beach, Florida 33409



FLOOR PLAN

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