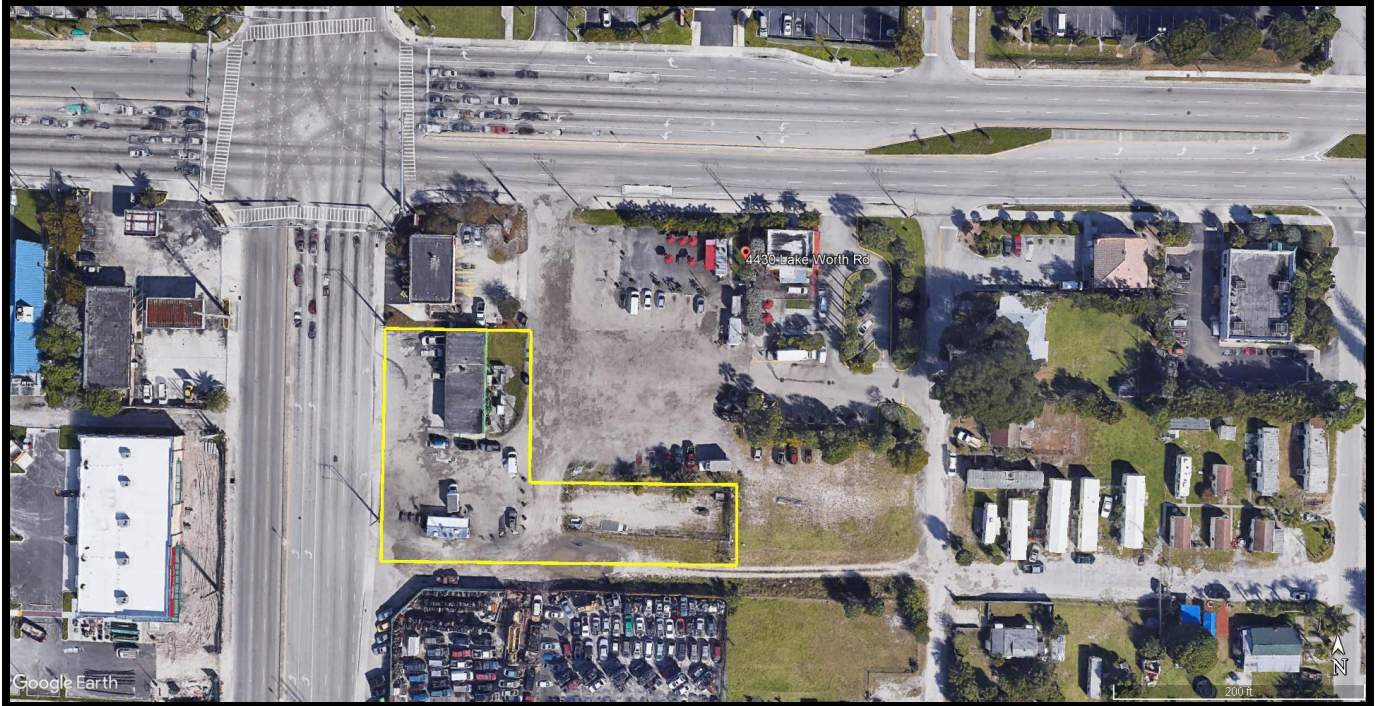


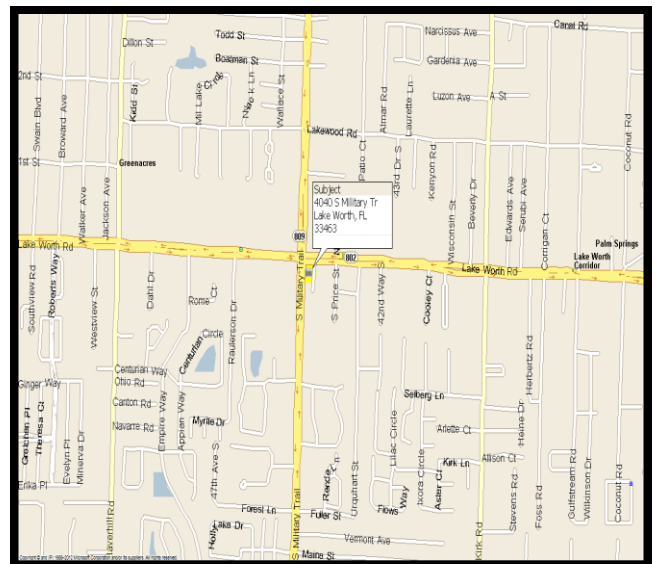
Prime redevelopment opportunity - located on the Southeast quadrant of Lake Worth Road and Military Trail, Palm Springs, Florida



4040 South Military Trail, Palm Springs, Florida 33461

PROPERTY HIGHLIGHTS:

- **2,106 SF commercial building on .5924-acre site.**
- **Just off prime corner located on the Southeast quadrant of Lake Worth Road and Military Trail.**
- **.5924 acre or 25,805 SF lot.**
- **Zoned (CG) Commercial General – Palm Springs.**
- **The building is currently occupied by Bob's Auto Glass and has a Special Exception for Auto Repair. Current owner will relocate upon sale.**
- **Ideal redevelopment site suitable for retail sales, office, medical, dental, financial or a Planned Commercial Development.**
- **For Sale: \$1,500,000 REDUCED to \$1,200,000**



For Further Information Contact:
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Kerry Jackson, SIOR, Vice President
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8845 North Military Trail, Ste. 100
Palm Beach Gardens, Florida 33410
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kjackson@reichelrealty.com

Commercial Real Estate Expertise for Today's Market

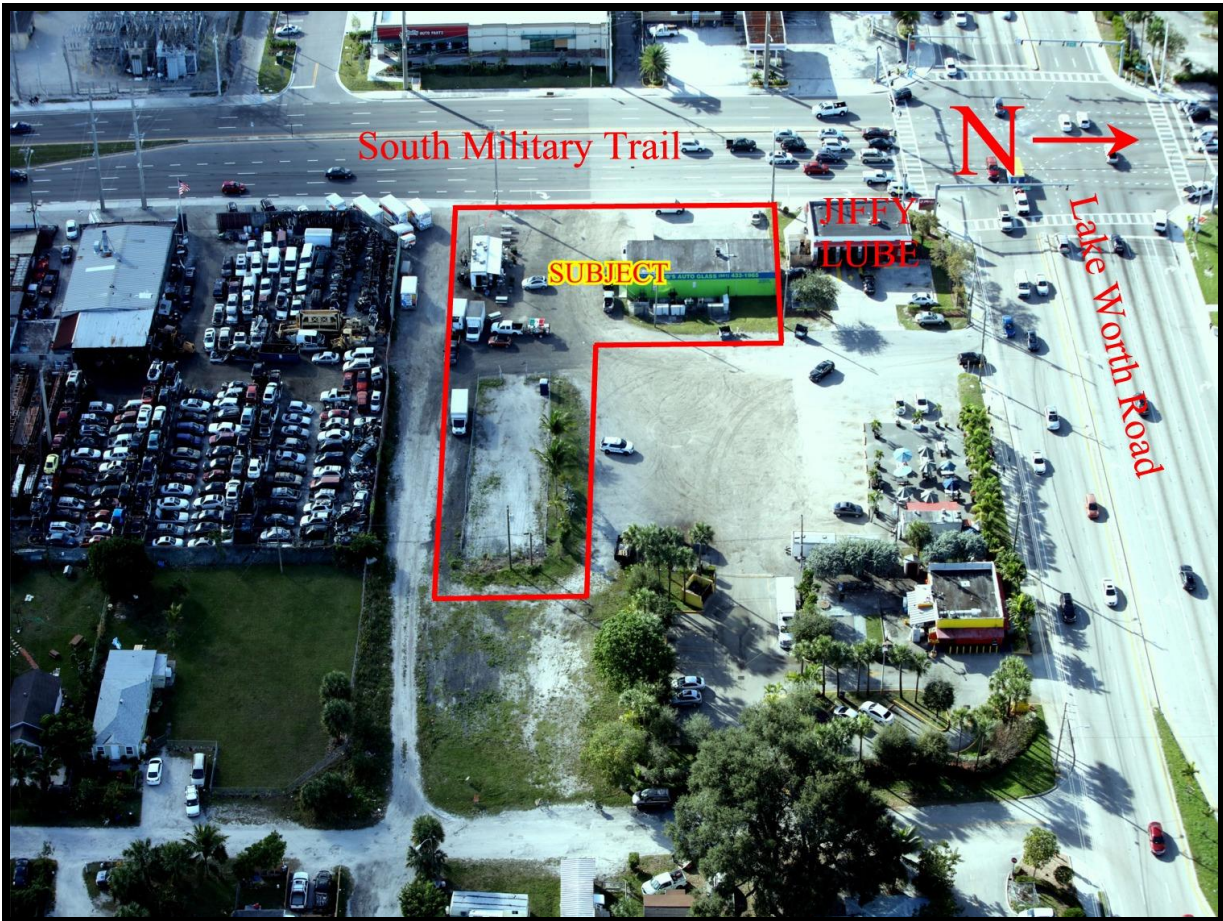
Note: Any information given herewith is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, or omissions. Owner may withdraw from market prior to sale or change price without notice.

Property Information Sheet

- Property:** .5924-acre site with a 2,106 SF commercial building for sale.
- Interior Layout:** The building has 728 SF of office space (28' x 26') on the North end of the building. There is 1,378 SF of warehouse space (53' x 26') on the South end of the building.
- Building Specifications:** The building consists of CBS construction with a Twin-T concrete roof system. There are (4) 10' wide x 12' high overhead doors. The clear height in the warehouse is 14' clear.
- Utilities:** Currently, the property operates on septic with well water. Water and sewer are available on the South Side of Lake Worth Road adjacent to Jiffy Lube.
- Location:** Located on the Southeast quadrant of Lake Worth Road and South Military Trail, Palm Springs, FL in Central Palm Beach County.
- Potential Uses:** Currently the property has a special exception for auto repair. However, current zoning allows a variety of commercial uses including, but not limited to, retail sales, medical or dental offices, financial institutions, professional or business offices or a Commercial Planned Development.
- Site:** .5924 acres or 25,805 SF lot.
- Zoned:** (CG) Commercial General – Palm Springs, FL. Currently, there is a Special Exception on the property allowing automotive repairs.
- Sale Price:** ~~\$1,500,000.00~~ **REDUCED to \$1,200,000**
- Contact:**
*William B. Reichel, President or
Kerry Jackson, SIOR, Vice President
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561-478-4440 main; (561) 512-7512 mobile*

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VIEW LOOKING EAST



VIEW LOOKING EAST



Sec. 34-792. - Permitted uses.

Permitted within the CN commercial neighborhood land development district shall be limited to the following:

- (1) Professional offices.
- (2) Business offices.
- (3) Medical and dental offices.
- (4) Retail sales and services such as pharmacies, florists, camera and photo supplies and studios, delicatessens for takeout only, clothing stores, sale of videos and video accessories (excluding adult entertainment) , card and gift stores, coin laundries and dry cleaning, shoe stores (including repair), music stores, sporting goods, pet shops and similar shops.
- (5) Galleries and fine art studios, excluding adult entertainment establishments.

(Code 1994, § 30-542; Ord. No. 2011-27, § 3, 12-8-2011)

Sec. 34-793. - Accessory uses.

No accessory uses shall be permitted in the CN commercial neighborhood land development district.

(Code 1994, § 30-543)

Sec. 34-794. - Special exceptions.

The following shall be permitted as special exception uses in the CN commercial neighborhood land development district:

- (1) Churches and places of worship.
- (2) Public uses and facilities.
- (3) Private clubs.
- (4) Public utilities.
- (5) Clubs and lodges.
- (6) Personal services.
- (7) Convenience food and beverages stores.
- (8) Satellite dish antennas.
- (9) Recreation uses and facilities.
- (10) Residential conversions.

(Code 1994, § 30-544; Ord. No. 2010-05, § 5, 4-8-2010)

Sec. 34-795. - Prohibited uses.

The following uses shall be specifically prohibited in the CN commercial neighborhood land development district:

- (1) Any use not specifically, provisionally or by reasonable implication permitted, or not permitted by special exception.
- (2) Shopping centers.
- (3) Any type of residential dwelling unit or accessory use.
- (4) Motels and hotels.
- (5) Time share uses.
- (6) Any drive-up, drive-in, dropoff or walkup facilities.
- (7) Gas stations.
- (8) Service stations, full-service.

- (9) Flea markets/swap shops.
- (10) Car washes.
- (11) Medical marijuana dispensaries.

(Code 1994, § 30-545; Ord. No. 2017-17, § 2, 7-27-2017)

Sec. 34-821. - Purpose.

It is the purpose of the CG commercial general land development district to provide lands within the village for a wide range of goods and commercial services that serve a consumer market that may extend beyond municipal limits. Such areas shall be located convenient to major roads and automotive traffic. However, it is not the intent of this land development district to necessarily create or promote an extension of strip commercial areas.

(Code 1994, § 30-561)

Sec. 34-822. - Permitted uses.

Permitted uses within the CG commercial general land development district shall be limited to the following:

- (1) All permitted uses in the CN commercial neighborhood land development district.
- (2) Financial institutions.
- (3) Retail sales and services.
- (4) Personal services.
- (5) Commercial Planned Developments.

(Code 1994, § 30-562; Ord. No. 2007-08, § 6, 4-26-2007; Ord. No. 2014-06, § 6, 5-8-2014)

Sec. 34-823. - Accessory uses.

No accessory uses shall be permitted in the CG commercial general land development district.

(Code 1994, § 30-563)

Sec. 34-824. - Special exceptions.

- (a) The following shall be permitted as special exception uses in the CG commercial general land development district:
 - (1) Churches and houses of worship. Churches and houses of worship shall not be subject to the height restrictions of the CG district but the height of such structures shall be subject to determination during the site plan approval process in the discretion of the village council.
 - (2) Public uses and facilities.
 - (3) Public utilities.
 - (4) Private clubs.
 - (5) Convenience food and beverage stores.
 - (6) Indoor theaters.
 - (7) Indoor amusements.
 - (8) Automated teller machines (ATMs) and other drive-in, drive-up, dropoff or walkup facilities.
 - (9) Automotive repairs, major.
 - (10) Service stations, full-service.
 - (11) Satellite dish antennas.
 - (12) Restaurants with and without a lounge.

- (13) Bars.
- (14) Shopping centers.
- (15) Funeral homes without crematories.
- (16) Wholesale establishments.
- (17) Gas stations with and without a convenience store.
- (18) Recreation uses and facilities.
- (19) Financial institutions, drive-in.
- (20) Hospitals and full service medical facilities.
- (21) Schools.
- (22) Child care facilities.
- (23) Residential conversions.
- (24) Car washes.
- (25) Nightclubs.
- (26) Package liquor stores.
- (27) Lounges in existing restaurants.
- (28) Laboratories.
- (29) Reserved.
- (30) Social service facilities.

- (b) Any uses in existence and in compliance with village ordinances prior to the adoption of Ordinance No. 2013-01, shall not be rendered nonconforming by said adoption. This does not apply to components of use, including but not limited to, landscaping, parking, loading, and setbacks.

(Code 1994, § 30-564; Ord. No. 2007-08, § 6, 4-26-2007; Ord. No. 2008-29, § 3, 12-11-2008; Ord. No. 2010-05, § 6, 4-8-2010; Ord. No. 2011-27, § 3, 12-8-2011; Ord. No. 2013-01, § 4, 2-14-2013; Ord. No. 2014-26, § 2, 11-13-2014; Ord. No. 2017-06, § 3, 5-11-2017; Ord. No. 2017-17, § 3, 7-27-2017)

Sec. 34-825. - Prohibited uses.

The following uses shall be specifically prohibited in the CG commercial general land development district:

- (1) Any use not specifically, provisionally or by reasonable implication permitted, or permitted by special exception.
- (2) Any type of residential dwelling unit or accessory use.
- (3) Motels and hotels.
- (4) Time share uses.
- (5) Theaters, outdoor.
- (6) Flea markets and swap shops.
- (7) Bottle clubs.
- (8) Medical marijuana dispensary.

(Code 1994, § 30-565; Ord. No. 2010-05, § 7, 4-8-2010; Ord. No. 2017-17, § 3, 7-27-2017)

4040 South Military Trail, Lake Worth, Florida

