

Owner/User RETAIL BUILDING FOR LEASE/SALE

68 W 11th Street Riviera Beach, FL 33404



PROPERTY FEATURES

- ◆ One-Story 10,000+/- Square Foot Retail Building on 1.61 +/- Acres of Land.
- ◆ Great for Owner/User
- ◆ CBS Construction - Built: 1981
- ◆ R.E. Taxes - \$10,375.00
- ◆ Parking - 80+/- Spaces
- ◆ Excellent Access to U.S. Highway One, Blue Heron & I-95.
- ◆ Close proximity to Port of Palm Beach.
- ◆ Zoning: DG- Downtown General - City of Riviera Beach. Part of Free Trade Zone and CRA
- ◆ Permitted Uses: Office, Retail, Restaurant
- ◆ Lease Rate: \$12.00 PSF Annually
- ◆ Purchase Price: \$2,850,000.00

Simplifying Real Estate

STRATEGIC REALTY SERVICES, LLC

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Confidentiality and Conditions

Strategic Realty Services, LLC has been retained on an exclusive basis by the Owner to arrange the disposition of 68 W. 11 Street, a 10,000+/-sf retail building, (the "Property"). This is a confidential package intended solely for your limited use and benefit in determining whether you desire to express any further interest in acquiring the Property.

This package was prepared by Strategic Realty and has been reviewed by representatives of the Owner. It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all the information which prospective purchases may desire. The material in this package is based in part upon information obtained by Strategic Realty from sources it deems to be reliable. The Property Manager has provided Strategic Realty Services, LLC with certain data contained in this brochure; Strategic Realty has independently verified this information. It should be noted that all rents and other projections are for general referenced purposes only and that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and/or Strategic Realty. Neither the Owner nor Strategic Realty, or any of their respective officers, have made an representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason for this package or its contents.

The Owner and Strategic Realty expressly reserve the right, at their soles discretion, to reject any or all expressions of interest or offers to acquire the Property and/or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the Property unless and until a written agreement for such acquisition has been fully executed, delivered, and approved by the Owner and any conditions to the parties obligations thereunder have been satisfied or waived.

By receipt of this package, you agree that this package and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this package or any of its contents to any other entity without the proper written authorization of Strategic Realty, nor will you use this package or any of its contents in any fashion or manner detrimental to the interest of the Owner or Strategic Realty. In this package, certain documents, leases and other materials are described in summary form. The summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all such documents.

The terms and conditions stated in each section will relate to all of the sections of the package as if stated independently therein. If after reviewing this package, you have no further interest in acquiring the property at this time, kindly return this package to Strategic Realty Services, LLC at your earliest convenience. Photocopying or other duplication is not authorized.

This package shall not be deemed an indication of the state of affairs of the Property nor constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this package. The principal or any of its subsidiaries or affiliates purchasing the 68 West 11 Street may not act as principal and broker for this transaction.

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- PROPERTY LOCATION:** Retail Building is located on the corner of West 11 Street and Avenue E, in Riviera Beach, Palm Beach County, Florida. The street address is 68 W. 11 Street, Riviera Beach, Florida 33404.
- PROPERTY DESCRIPTION:** A one-story Retail building totaling 10,000+/- rentable square feet.
- YEAR BUILT:** 1981
- SITE DESCRIPTION:** Total land area is 70,130 +/- sf. or 1.61 +/- acres. This site is an rectangular shaped parcel located on the corner of West 11 Street and Avenue E. The majority of the site is asphalt paved parking with 80 +/- marked spaces.

CONSTRUCTION

- BASIC BUILDING:** 8" concrete block
- EXTERIOR WALLS:** Steel Columns with Painted Stucco
- ROOF:** Flat Roof with Steel Bar Joist
- FOUNDATION:** 4" concrete slab on grade with continuous footings and a ply-vapor barrier
- INTERIOR WALLS:** Drywall and wall treatment
- CEILING:** Open to Steel Bar Joist and Wood Trusses
- LIGHTING:** Various Overhead Fixtures
- A/C:** Central HVAC
- FLOORS:** Exposed smooth concrete

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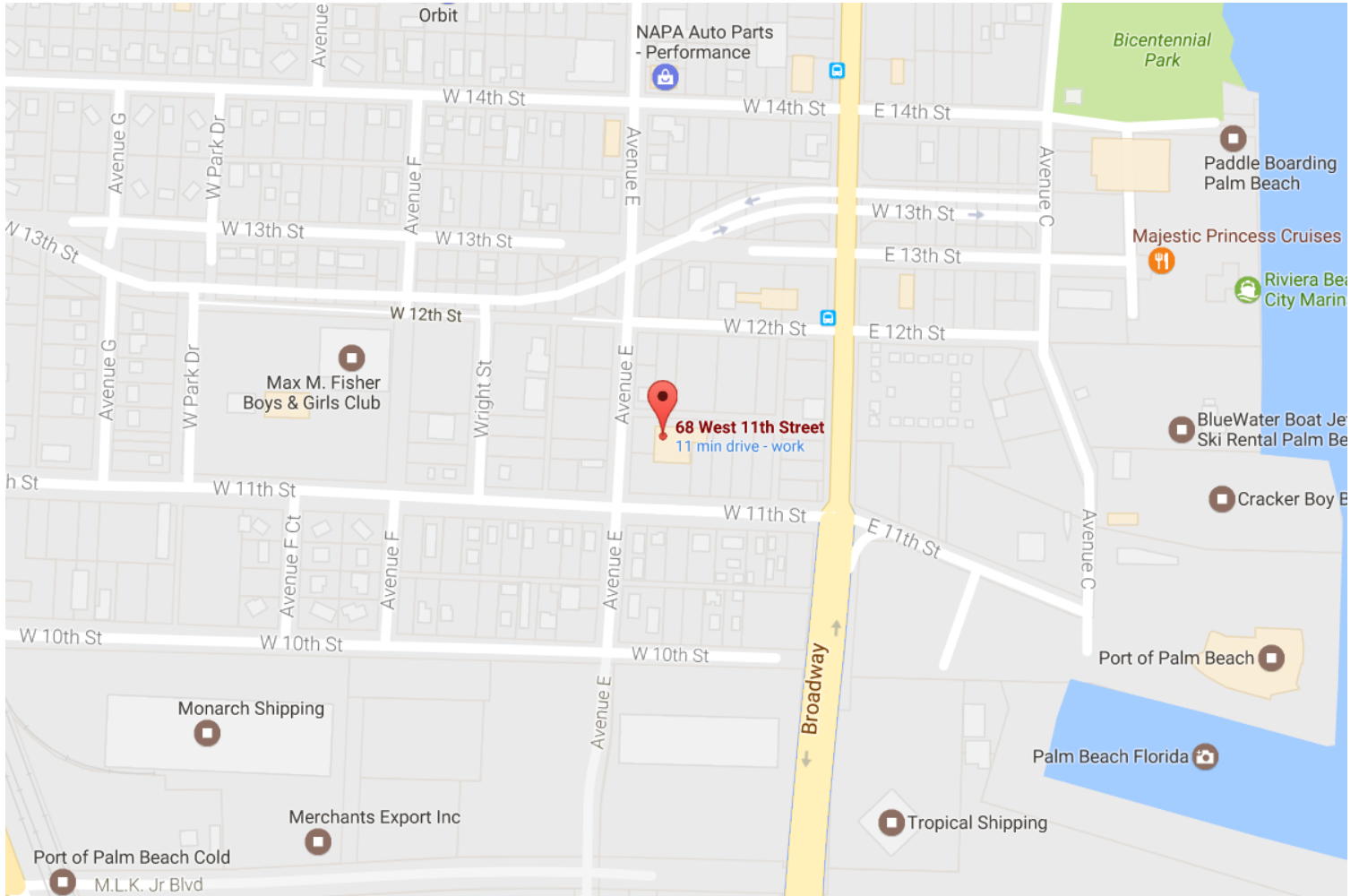
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PUBLIC UTILITIES:	Water and sewer are provided by City of Riviera Beach. Electric is provided by Florida Power and Light and Telephone services by your choice provider (Comcast & AT&T available).
ZONING:	The subject is zoned DG - Downtown General – City of Riviera Beach.
Land Use:	Downtown Mixed Use
FOLIO NUMBER:	56-43-42-33-06-016-0310, 0330, 0350, 0370
REAL ESTATE TAXES:	\$10,375.00
COMMENTS:	The subject property would be ideal for many types of Residential, Office or Retail uses
Lease Rate:	\$12.00 PSF Yearly
PURCHASE PRICE:	\$2,850,000.00
CONTACT:	Richard S. Kaufman, CCIM Strategic Realty Services, LLC 500 Northpoint Parkway, Suite 300 West Palm Beach, Florida 33407 (561) 471-5353 fax. (561) 471-5355 rkaufman@strategicrealty.com

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FOR MORE INFORMATION CONTACT:

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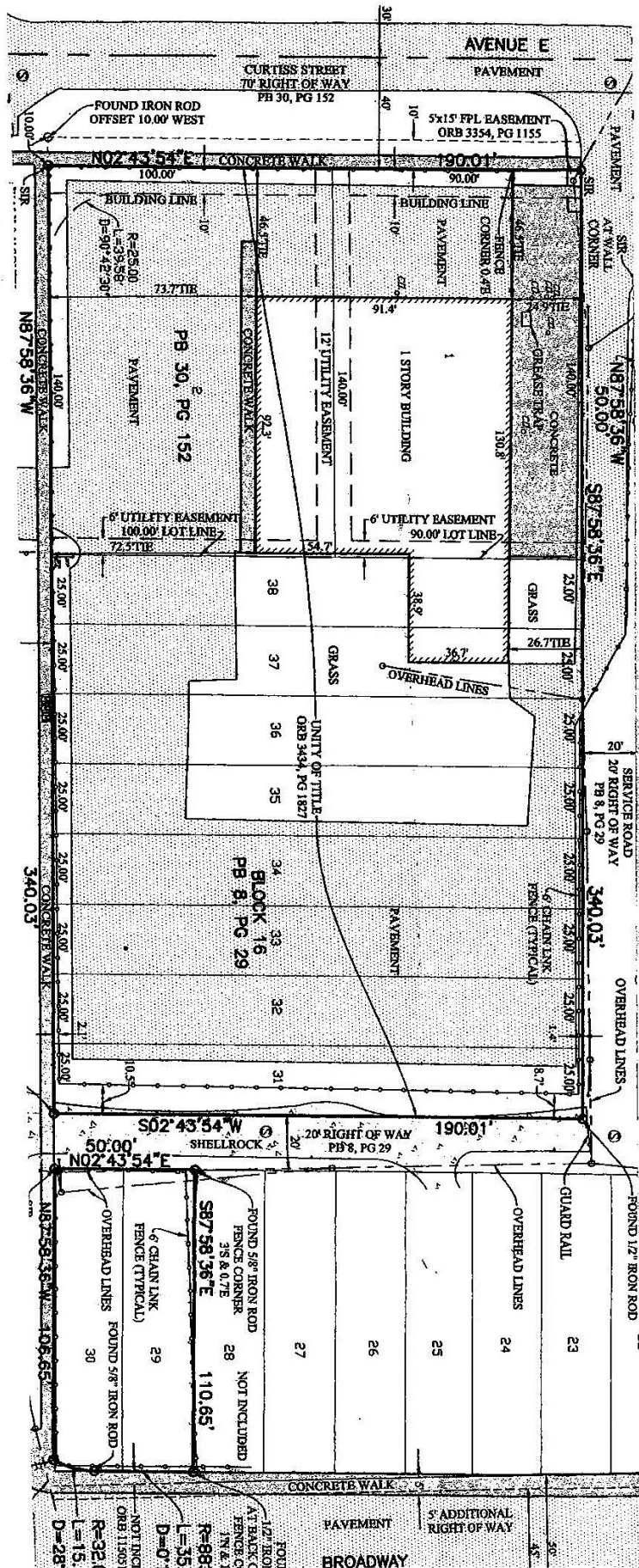
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