

FOR SALE

\$195,000

Office Condo

721 US Highway 1, North Palm Beach FL 33408



Jeremiah Baron
& CO.

Commercial Real Estate, LLC

Listing Contact:

Chris Belland | 772-418-4506 | Cbelland@commercialrealestatellc.com

Office: 49 SW Flagler Ave. Suite 301 Stuart FL, 34994 | 772-286-5744

Property Details

Office Condo

721 US Highway 1, North Palm Beach FL 33408

PRICE	\$195,000
UNIT SIZE	(#101) 1,200 sf
BUILDING TYPE	Office
ACREAGE	1.99 AC
FRONTAGE	238.97'
TRAFFIC COUNT	21,822 AADT
YEAR BUILT	1973
CONSTRUCTION TYPE	Masonry
PARKING SPACE	110
ZONING	CA - Commercial District
LAND USE	Commercial
UTILITIES	Undisclosed

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Prime storefront location with excellent exposure to US-1. Large 1st floor office condo in the Squire Building is currently separated into 2 suites with restrooms and a generously sized conference room. Perfect for professional services, or as an investment to lease both spaces to tenants. Conveniently located in North Palm Beach, south of Northlake Blvd., next to Hog Snappers. Ample common area parking.



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2017 Demographics

Total Population		Average Household Income		Average Age	
1 Mile	9,026	1 Mile	\$85,485	1 Mile	49.00
3 Mile	72,545	3 Mile	\$78,175	3 Mile	43.50
5 Mile	135,864	5 Mile	\$85,181	5 Mile	43.30

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C-A Commercial District

A. General description. This tourist-commercial district is established to provide areas within which the principal use of land is devoted to commercial establishments and tourist-oriented trade. The intent is to reserve land which, because of particular location and natural features, is adapted to local and tourist uses, and to encourage the development of these locations for such uses and in such a manner as to minimize traffic hazards and interference with other land uses.

B. Uses permitted. The following uses be permitted in the C-A commercial district:

1. Hotel, motels and time-share units.
2. Restaurants and cocktail lounges where food and drink may be consumed on the premises only and where eating and serving areas are entirely contained within the building or the premises otherwise qualify under outdoor seating provisions of Appendix C—Zoning not including drive-in hamburger, ice cream, soft drink, or other drive-in and/or carry-out eating establishments.
3. Golf clubs and their accessory uses—such as restaurant, bar-cocktail lounges, driving ranges and golf equipment stores.
4. Financial institutions.
5. Professional offices, studios and clinics.
6. Private clubs and lodges.
7. Veterinary establishments, provided that all animals shall be kept inside soundproof and air conditioned buildings; provided there are no animal cemeteries used in connection therewith.
8. Funeral homes; provided that no process for the disposal of bodies is used in connection therewith, including cremation.
9. Churches and/or auditoriums.
10. Personal service establishments, such as barbershops, beauty shops, health salons.

11. Utility company offices.
12. Florist shops.
13. Clothing stores.
14. Stationery stores, book stores and/or art supply shops.
15. Pharmacies or apothecaries.
16. Photographic studios and camera shops.
17. Bakery shops, where products are sold at retail only.
18. Sporting goods stores.
19. Personal gift shops.
20. Jewelry stores.
21. Marinas and their accessory uses, such as wet boat storage facilities, gasoline supplies, minor repair facilities that are incidental to wet boat storage and do not involve large boats and/or engine overhaul.

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Interior Photos

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Property Aerial

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