

CONDO & LOW VOLTAGE CABLING BUSINESS

4221 SW High Meadow Ave #101, Palm City, FL 34990



FOR SALE | \$995,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

500 SE Osceola Street
Stuart FL, 34994
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REAL ESTATE OVERVIEW

Opportunity to acquire an excellent flex warehouse condo with an established business located in the Palm City Business Park off High Meadow Ave. The space spans 1,119 sf and includes a fully finished mezzanine.

- Prime Palm City Business Park location with easy access to I-95 and Florida's Turnpike.
- 1,119 sf flex condo with efficient layout.
- Fully finished mezzanine for expanded usable space.
- Fully air-conditioned throughout for comfort and versatility.



PRICE	\$995,000
CONDO SIZE	1,119 SF
BUILDING TYPE	Commercial Condo
ACREAGE	0.26 AC
TRAFFIC COUNT	15,000 AADT (High Meadow Ave)
YEAR BUILT	2006
CONSTRUCTION TYPE	Masonry
PARKING SPACE	3
ZONING	LI-Limited Industrial (Martin County)
LAND USE	Mixed Use
PARCEL ID	24-38-40-005-001-42210-0

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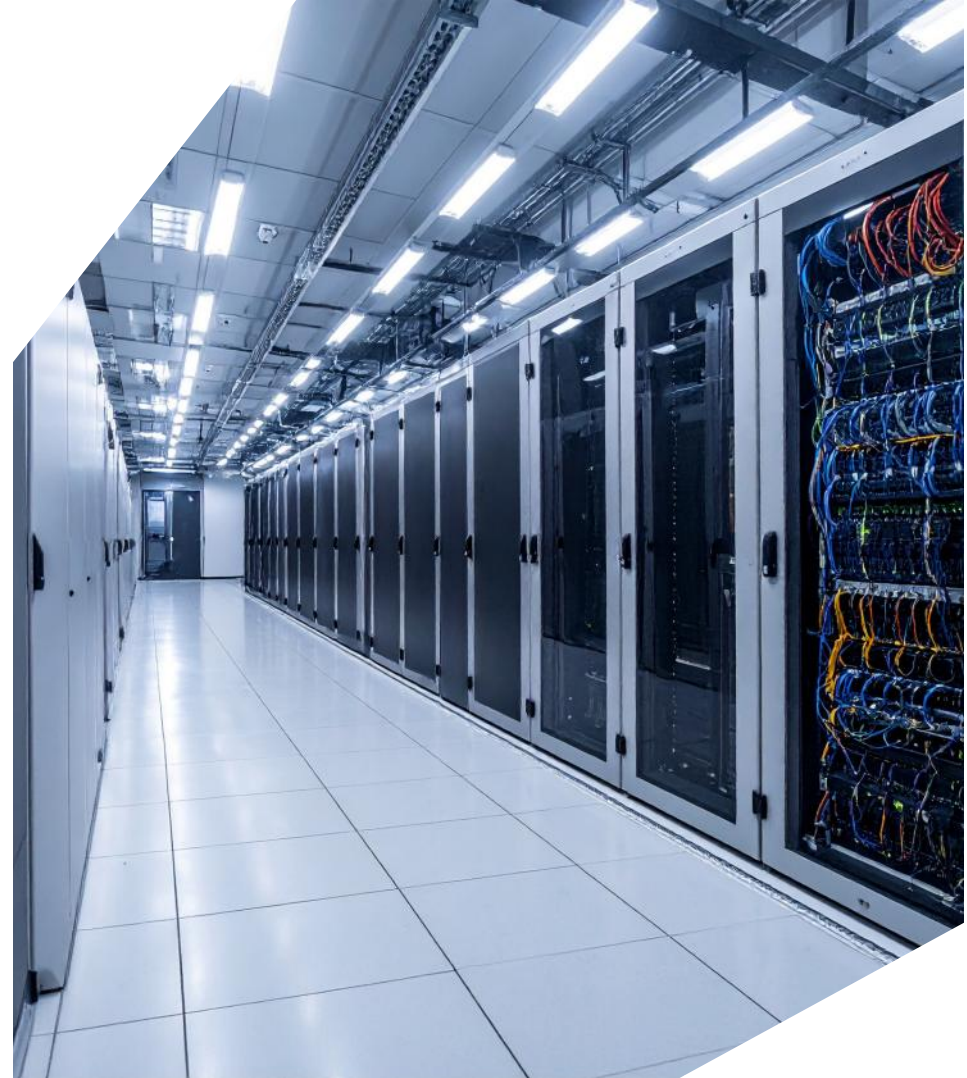
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BUSINESS OVERVIEW

Included in the offering is an established networking and low-voltage cabling company specializing in infrastructure solutions for commercial clients. With nearly four decades of success, the business has built a strong reputation and repeat customer base.

Business Highlights:

- 38 years of proven success with hundreds of satisfied clients across multiple industries.
- Strong brand reputation for reliability and quality.
- Smooth transition opportunity - current local ownership available to assist for a defined period.
- Well-documented, transparent financials available for qualified buyers.
- Positioned for continued growth with stable operations and demand.
- This turnkey company provides immediate income potential and a strong foundation for expansion under new ownership.
- In addition, there is a current sub-lease income in place, providing added cash flow.



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INTERIOR PHOTOS



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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	2,963	1 Mile	\$135,850	1 Mile	42.1
3 Mile	24,317	3 Mile	\$116,325	3 Mile	47.1
5 Mile	68,787	5 Mile	\$99,635	5 Mile	46.7

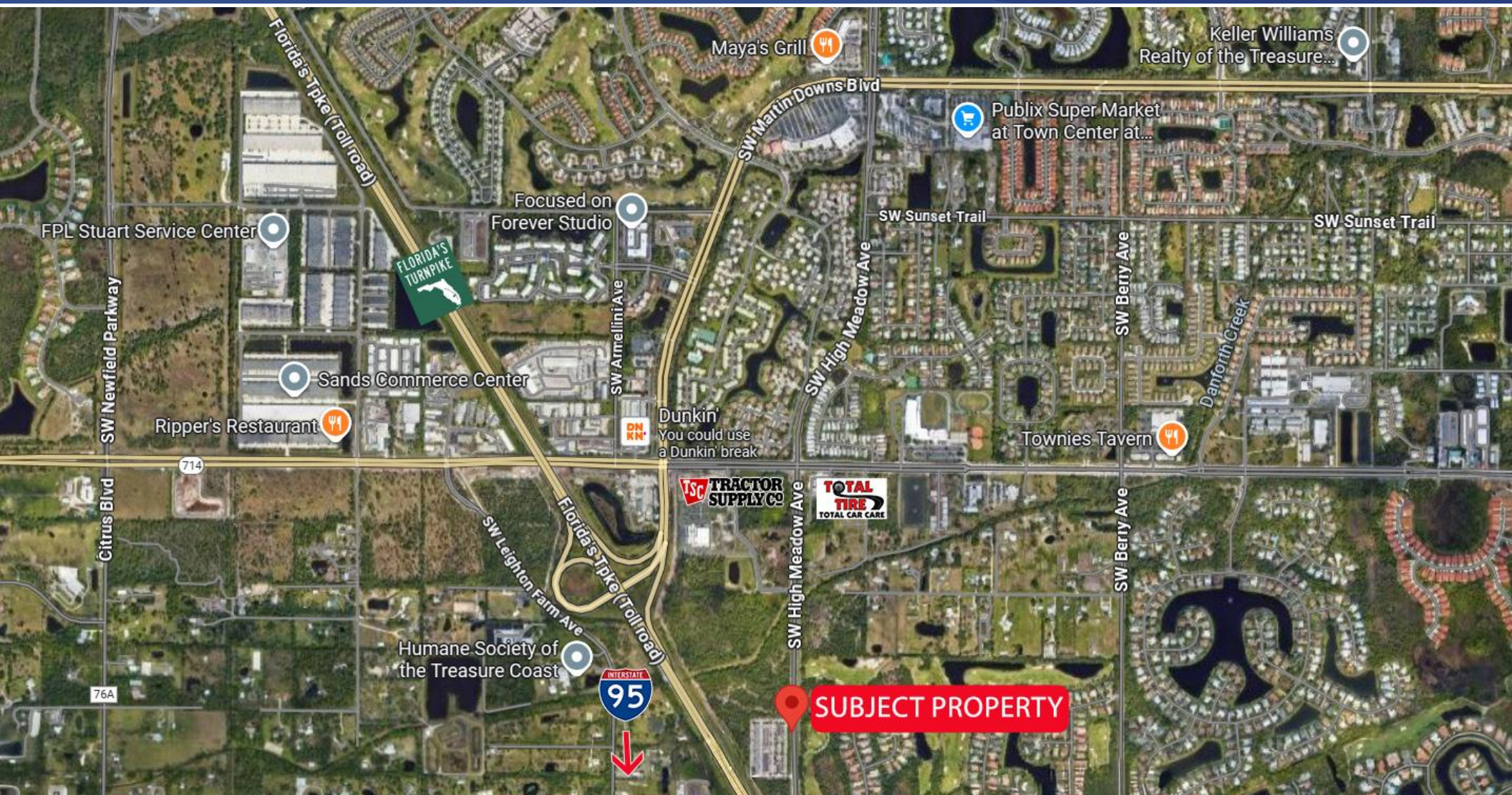
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	3,054	1 Mile	\$106,172	1 Mile	44.4
3 Mile	25,354	3 Mile	\$88,223	3 Mile	51.3
5 Mile	72,954	5 Mile	\$72,892	5 Mile	50.2

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TRADE AREA MAP



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