

VACANT INDUSTRIAL PARCEL IN ENTERPRISE ZONE

1241 53RD STREET, WEST PALM BEACH, FL 33407

For Sale - Vacant Industrial Land



PROPERTY HIGHLIGHTS

- Vacant Industrial Parcel
- Measuring 0.2715 Acres or 11,827 square feet
- 100 Linear feet of frontage on 53rd Street
- Plans and approvals in place for a 3,280 SF flex building
- Plans include a 2,800 square foot fenced rear storage yard
- Zoned (I) Industrial - Town of Mangonia Park
- Located in an Enterprise Zone

OFFERING SUMMARY

| | |
|-------------|-------------|
| Sale Price: | \$185,000 |
| Lot Size: | 0.272 Acres |

PROPERTY DESCRIPTION

1241 53rd Street is a vacant 0.2715 acre parcel, zoned (I) Industrial in the Town of Mangonia Park. The parcel has 100 linear feet of frontage on 53rd Street, the main access road to a large industrial park. The seller has approved plans for a 3,280 square foot, metal building, which includes a 403 square foot mezzanine. The design can be split into two spaces, and is perfect for an owner/user to occupy all or part of the building, while collecting income from leasing out the balance. The plans also accommodate eight parking spaces and a fenced rear storage yard measuring approximately 2,800 square feet.

LOCATION DESCRIPTION

This parcel is located just west of Australian Avenue and just north of 45th Street, at the entrance to the largest industrial park in Mangonia Park. The location provides easy access to I-95 and the Port of Palm Beach. The parcel backs onto Addie L. Greene Community Park providing a nice park setting.



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Building Rendering



PROPOSED BUILDING

Site plan and permit in place to construct a 3,280 square foot flex building. The proposed building is comprised of a 2,877 square foot ground floor, with a reception area, office restroom, private office, conference room, warehouse restroom, and 1,689 square feet of open warehouse space. The second floor is comprised of two private offices and a kitchenette.

The plans also incorporate eight parking spaces in front, and a 2,800 square foot fenced rear storage yard, with additional paved exterior storage space on the east side of the building.



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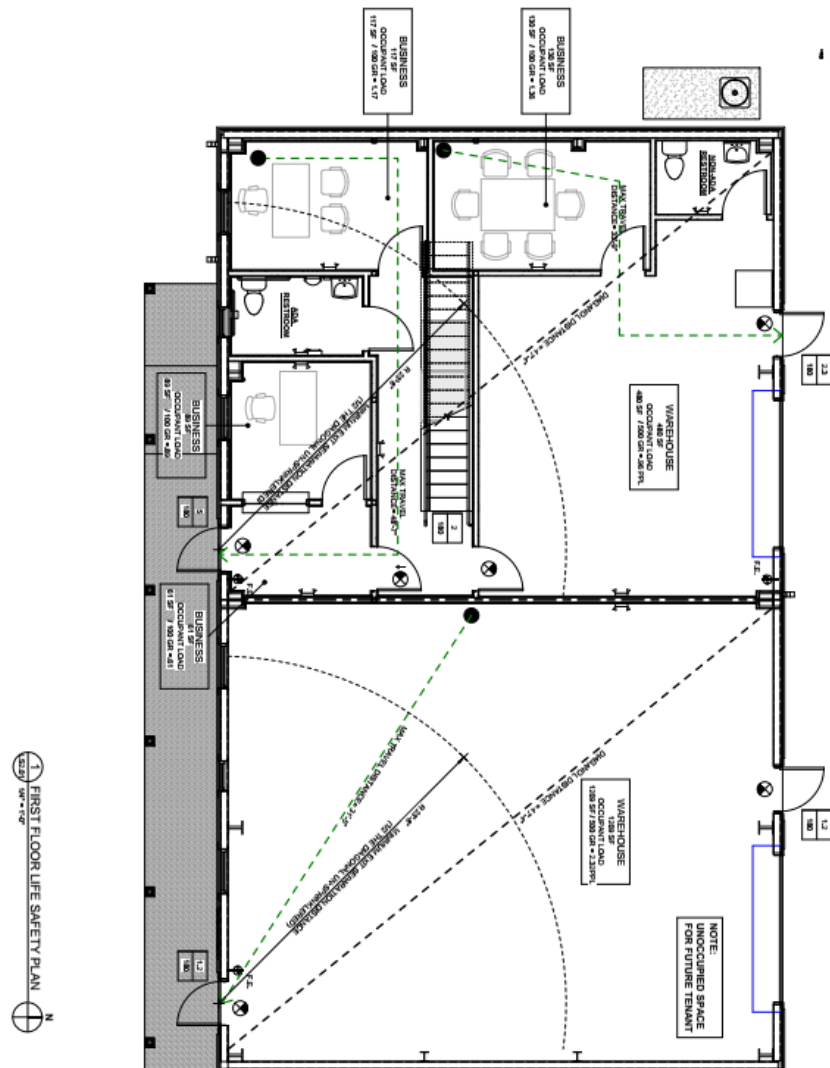
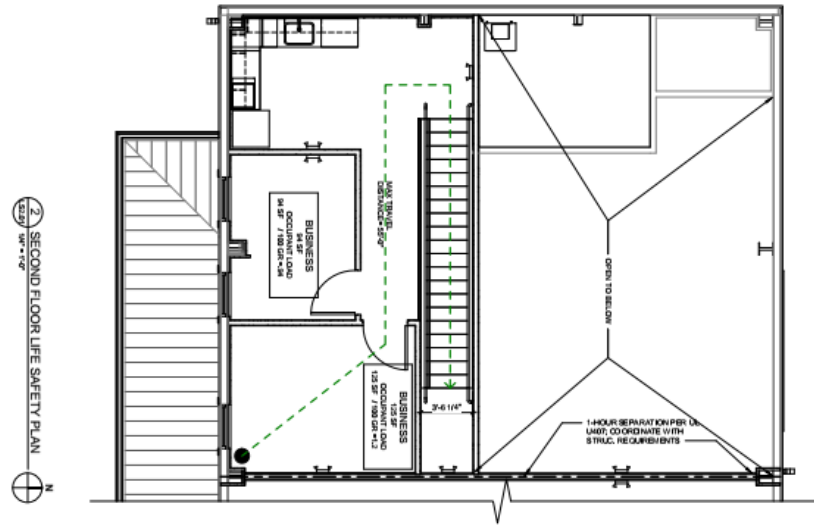
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Building Plan



| EGRESS DATA | | 9 FTL (VINT-SPEAKING) | |
|---------------|-------------|-----------------------|-------------|
| OCCUPANT LOAD | | | |
| WAL. | WAL. CORNER | WAL. | WIN. CLEAR |
| TRAVEL DET. | TRAVEL DET. | DEAD END | CORNER WITH |
| 200' | 100' | 20' | 44" |
| 200' | 100' | 20' | 44" |
| BUSINESS B | | | |

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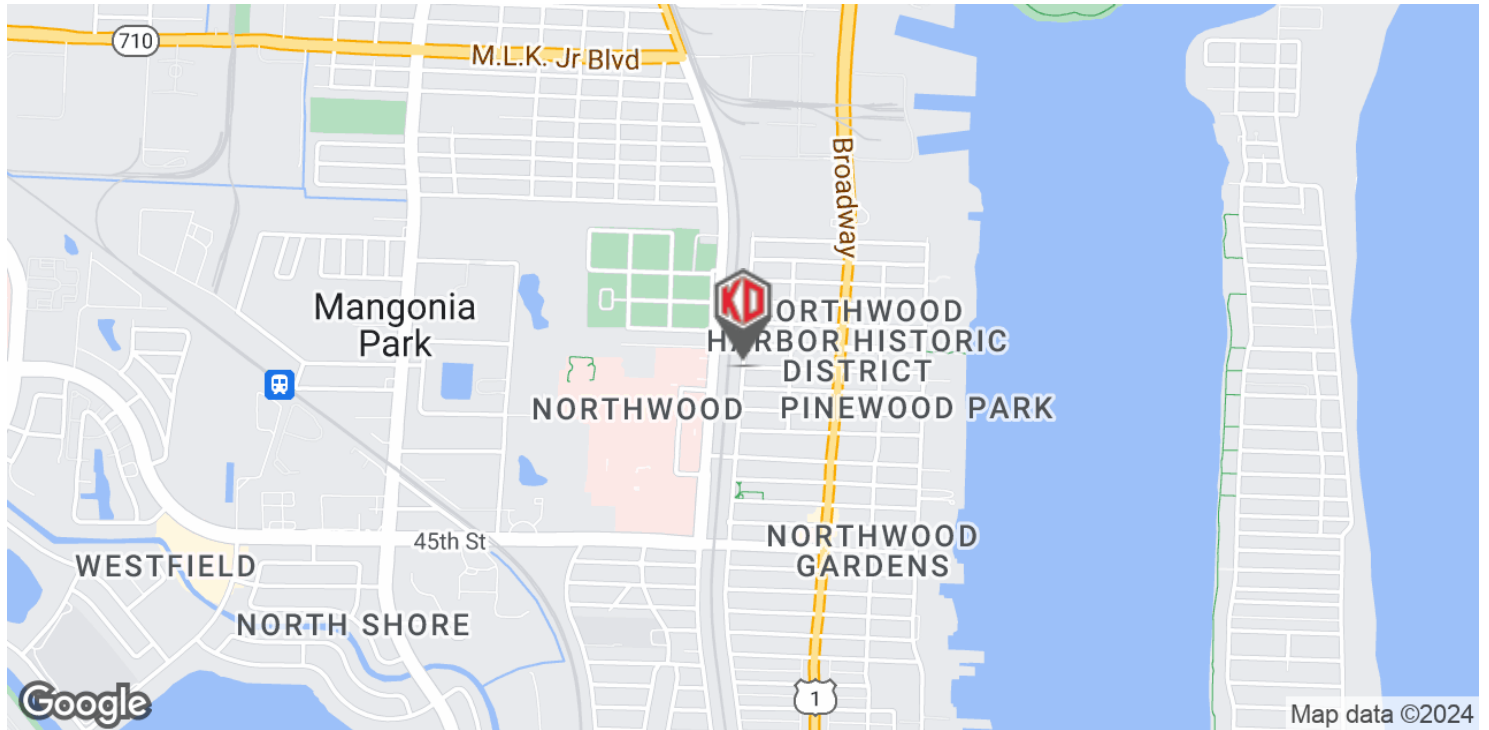
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Location Maps



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