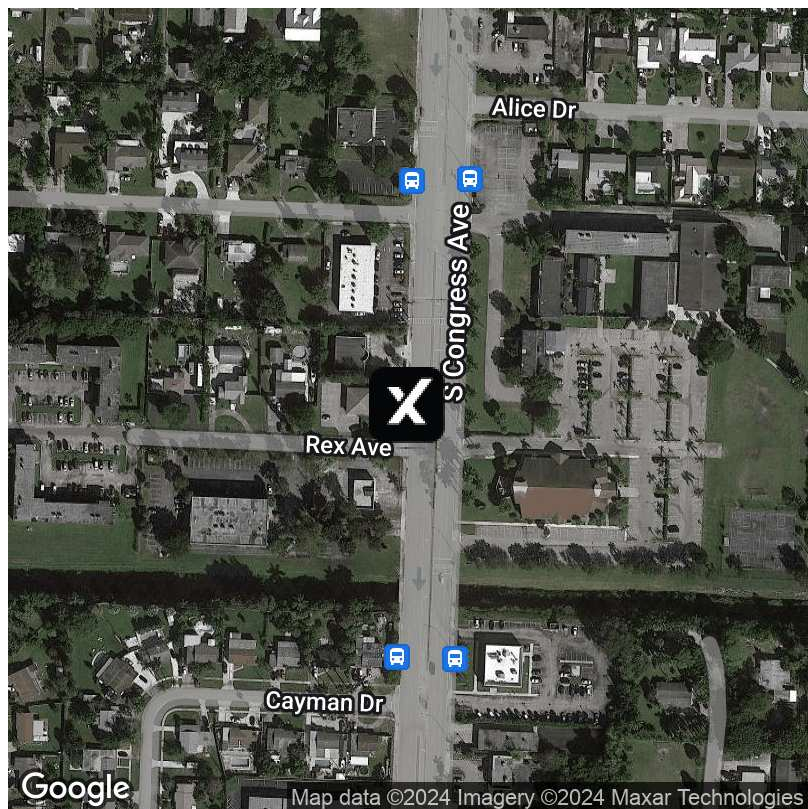


# FOR SALE | 800sf Medical Office Condo

3003 S Congress Ave Ste 1 C, Palm Springs, FL 33461



## Offering Summary

Sale Price:	\$245,000
Building Size:	820 SF
Available SF:	
Lot Size:	1 Acres
Number of Units:	1
Price / SF:	\$298.78
Year Built:	1977
Zoning:	CG - Commercial General
Market:	Palm Beach
Submarket:	Lake Worth / Palm Springs
Traffic Count:	35,000

## Property Overview

Discover a remarkable opportunity to embrace the best of Florida living at 3003 S. Congress Ave, nestled in the heart of scenic Lake Worth. This iconic building serves as home to many medical companies that service the local populace. 3003 S Congress is easily accessible, being minutes away from I-95 and Lake Worth. Demographically, there are 130,000 households within a 5 mi radius of the building - so PLENTY of customers!

COA Fees are VERY affordable at \$1200/qtr.

## Property Highlights

- Beautiful Water Canal View
- 123,000 Households within a 5mi radius.
- Have Lunch Daily at Any of the Many Restaurants on Congress
- Minutes from I-95
- Minutes from Downtown Lake Worth & The Golf Course
- Furniture Available with the Purchase of the Condo

**Chad Massaker, MICP, NCREA, CREIPS, EPRO**

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**exp**<sup>TM</sup>  
COMMERCIAL

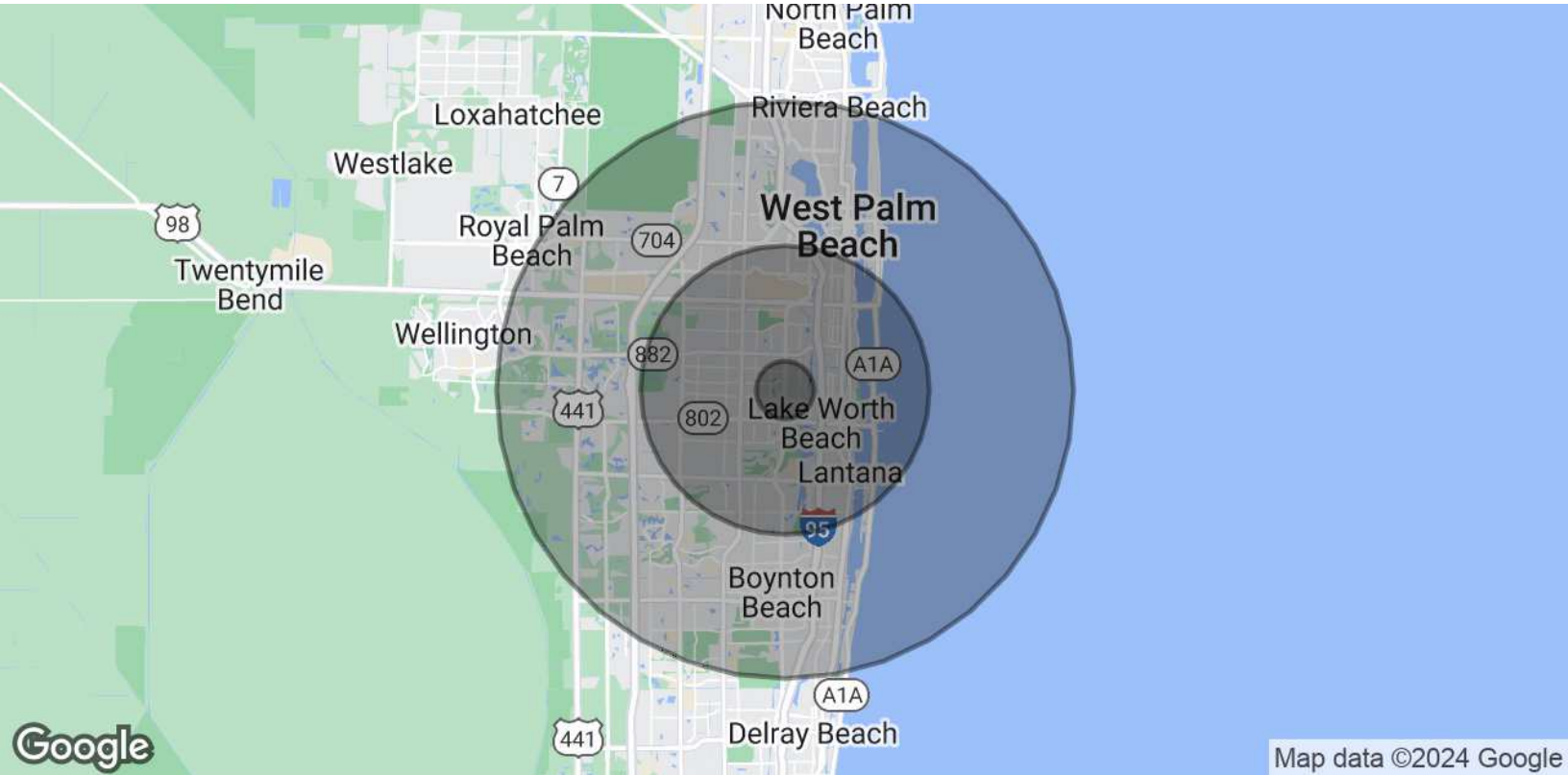
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FOR SALE

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Population	1 Mile	5 Miles	10 Miles
Total Population	19,491	325,363	743,668
Average Age	40.1	39.1	42.0
Average Age (Male)	38.7	37.7	40.8
Average Age (Female)	42.0	40.5	43.0

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	7,481	128,555	324,616
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$53,945	\$65,779	\$71,258
Average House Value	\$176,068	\$246,594	\$287,434

2020 American Community Survey (ACS)

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**Chad Massaker, MICP, NCREA, CREIPS, ePRO**

South Florida Commercial Real Estate & Business Broker (Based in West Palm Beach)

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Direct: 561.810.3537 | Cell: 561.810.3537

FL #BK3467373

## Professional Background

- ★ MICP - Masters in Commercial Property
- ★ NCREA - National Commercial Real Estate Advisor
- ★ CREIPS - Certified Real Estate Investment Planning Specialist
- ★ ePRO - Commercial Property Digital Marketing Specialist
- ★ Certified EXP Commercial Mentor & 2023 National Mentor of the Year

<h1>A Strong History of Getting Things Done & Innovation</h1>

<h6>Chad Massaker is a long-time serial entrepreneur who has turned his considerable depth of experience and skill to the business of real estate, primarily driven by a desire to use what he knows to help clients adroitly navigate real estate transactions. Having worked primarily in technology, digital marketing, and sales, and boasting a nearly peerless personal online network, Chad is adept at solving problems, making connections, and finding the right information. Shifting to real estate has enabled him to apply his varied interests and proficiencies in a capacity that is much more people-focused.

His singular perspective helps Chad create strategic outcomes for his clients. The tangible effects—constructing a successful deal—are less vital for him than the more intangible, knowing people will benefit from his collaboration. As a successful entrepreneur and investor, Chad knows what it's like to be a business owner looking for space and negotiating lease issues. He is able to call upon his exceptional technical abilities to find off-market inventory, and fully optimize digital reach to market a property. You'll find working with Chad to be exciting, energizing, and ultimately more productive than you could imagine with any other agent.

Relocating from Atlanta to Palm Beach, Chad is highly optimistic about the region and the opportunities presented by challenge. With commerce in flux, evolving demographics, and demand in development, South Florida is dynamic and a compelling place to be involved with real estate.

Personally as well as professionally, Chad's achievements are many. He is highly philanthropic, having raised hundreds of thousands of dollars for the arts, and previously founding a charity, Tap Out Human Trafficking. Only committing himself to his passions 100 percent, Chad is a level 2 certified sommelier, certified tobacconist, certified SCUBA diver, gold- and silver-medal winner in Jiu Jitsu from the Pan Am Games, and multiple national gold-medal winner in Judo.

With technology, innovation, tactical thinking, and the right questions asked, Chad wants his experiences and lessons learned to be your

**eXp Commercial**

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