

For Sale
±9,672 SF

Premier Office/Medical Building
for Investor or Owner User



4889 South Congress Avenue

Lake Worth, FL 33461

Property Features

- 2-story fully built-out and recently upgraded office/medical building with covered porte-cochere
- Ideal for investor or owner/user:
 - Income in place through established first floor and partial second floor tenant
 - Partial second floor available to occupy or lease
- Over 105' of South Congress Avenue frontage with highly visible signage
- Great location nestled in the Lake Worth/Atlantis medical hub with over ±34,500 passing cars per day



Key Highlights



Half a mile to JFK Medical Center community



Excellent visibility with signage



Recently upgraded



Income in place through January 2027

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FOR SALE: 4889 S CONGRESS AVE, LAKE WORTH

±9,672 SF Office Medical Building Near JFK Hospital



RECENT UPGRADES

- Recently painted exterior
- New roof in 2022
- Renovated elevator cab
- Two new A/C units
- Resealed & newly striped parking lot
- Upgraded landscaping

Year Built:	1999; Renovated in 2023
Building Size:	±9,672 SF (2-Stories; ±4,836 SF each)
Lot Size:	±0.7219 acres
Parcel Number:	70-43-44-30-01-128-0010
Usage & Zoning:	CG
Parking:	40 surface spaces
Occupancy:	71%



Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,954	160,425	359,246
Total Households	3,433	56,198	133,658
Average HH Income	\$89,143	\$81,082	\$87,272



For More Information:

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