

For Sale

±9,672 SF

Prime Investment Opportunity
100% Leased Medical Building



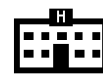
4889 South Congress Avenue

Lake Worth, FL 33461

Property Features

- Great opportunity to acquire a recently upgraded, 2-story medical office building
- 100% leased to established and reputable medical tenants, with NNN leases
- Property is in great condition with impact glass and no deferred maintenance
- Strategic location nestled in the Lake Worth/Atlantis medical hub, offering excellent visibility with signage
- Near arterial roads and highways

Key Highlights



Half a mile to JFK Medical Center community



Excellent visibility with building & monument signage



Numerous recent upgrades



Immediate cash flow with established tenant



For more information

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FOR SALE: 4889 S CONGRESS AVE, LAKE WORTH

±9,672 SF Medical Office Building Near JFK Hospital



★ Highlights

- Asking Price: \$3,950,000
- Price per SF: \$408.00
- 100% Occupancy
- 5.9% CAP Rate

🔄 Recent Upgrades

- Recently painted exterior
- New roof in 2022
- Renovated elevator cab
- Two new A/C units
- Resealed and newly striped parking lot
- Upgraded landscaping
- Coming Soon- upgraded monument signage
- The entire second floor renovated

| | |
|-----------------|--|
| Address: | 4889 S Congress Avenue Lake Worth, FL 33461 |
| Submarket: | Palm Springs |
| Year Built: | 1999; renovated 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: | 100% |

| 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 |



**CONTACT US TODAY
TO SCHEDULE A TOUR**



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