

For Sale

±9,672 SF

Prime Investment Opportunity  
100% Leased Medical Building



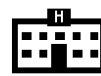
## 4889 South Congress Avenue

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 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 tenants

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**

- 100% Occupancy
- 6.36% CAP Rate
- Ask broker about pricing



## **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
- 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:	±0.72 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	8,382	161,581	264,628
Total Households	2,902	56,982	136,627
Average HH Income	\$104,706	\$73,364	\$75,469



**CONTACT US TODAY  
TO SCHEDULE A TOUR**



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