



Telephone (561) 964-0700 • CELL (561) 629-4999
dplewis@dplewis.com

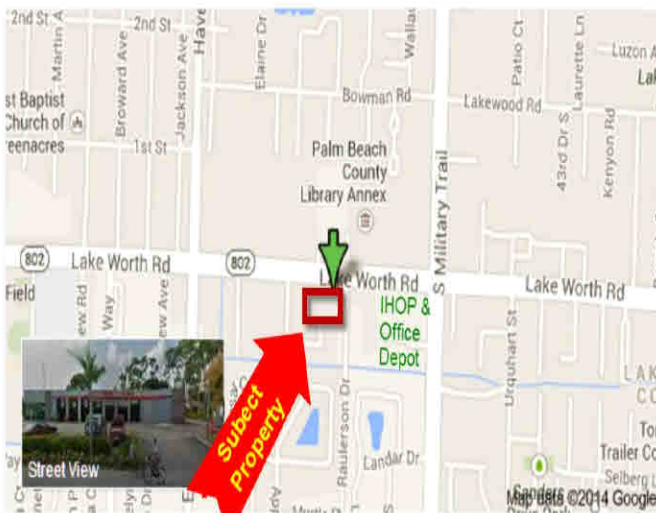
Lic. Real Estate Broker

FOR SALE

Free Standing AUTO REPAIR and TIRE STORE INVESTMENT PROPERTY



4690 Lake Worth Road; Greenacres, FL 33463



- 6,200 +/- sq. ft. Retail – Tire and Auto Center (40'x 155')
- 9 Bays – CBS Building with Twin- T Cement Roof w/ Retail Showroom
- Former Goodyear Tire Store
- GREAT EXPOSURE - Central Palm Beach County, on Lake Worth Rd just west of Military Trail
- ZONED : CI- Commercial Intensive – City of Greenacres, FL
 - PURCHASE: **\$800,000.00**
REDUCED Make Offers

For Personal Inspection or Additional Information, please call:

LEWIS REALTY GROUP, L.L.C.

Daniel P. Lewis, SIOR, CCIM

561-629-4999

ANY INFORMATION STATEMENT, FACTS AND FIGURES PRESENTED HEREIN, WHILE NOT GUARANTEED OR WARRANTED, ARE SECURED FROM SOURCES WE CONSIDER RELIABLE AND AUTHORITATIVE. HOWEVER, WE ARE NOT RESPONSIBLE FOR MIS-STATEMENTS OF FACTS, ERRORS, OMISSIONS, PRIOR SALE, WITHDRAWAL FROM MARKET OR CHANGE IN PRICE WITHOUT NOTICE. PRICE SUBJECT TO CHANGE WITHOUT NOTICE. NEITHER SELLER NOR LEWIS REALTY GROUP, L.L.C. CANNOT REPRESENT THE PAST, PRESENT AND FUTURE FINANCIAL CONDITIONS OF THE PROPERTY, INCLUDING THE INCOME AND EXPENSES. THANK YOU.





Street View to Lake Worth Road



Frontage

Property Detail via Palm Beach County Property Records

Location Address	4690 LAKE WORTH RD	
Municipality	GREENACRES	
Parcel Control Number	18-42-44-25-03-000-0060	
Subdivision	CLINTON PARK IN	
Official Records Book	12669	Page 1376
Sale Date	MAY-2001	

Legal Description

CLINTON PARK LT 6 (LESS N 10 FT) & LT 7 (LESS RD R/W)

Taxes

Tax Year	2013	2012	2011
Ad Valorem	\$10,404	\$10,260	\$10,956
Non Ad Valorem	\$1,369	\$1,365	\$1,377
Total tax	\$11,773	\$11,625	\$12,333

Building 11. **YEAR BUILT** 19852. **AUTO REPAIR/SERVICE CENTER** 51043. **OFFICES** 1096**MASTER DISCLOSURE FORM AND NOTES**

Pursuant to Florida Statutes, Ch. 475, Lewis Realty Group, L.L.C. makes the following disclosures:

I. In the above transaction, Lewis Realty Group, L.L.C. represents:

- (a) The Lessee/Buyer exclusively.
 (b) The Lessor/Seller exclusively.
 (c) Transaction Broker (See attached)

II. In the above transaction, Lewis Realty Group, L.L.C. shall receive its compensation from:

- (a) The Lessee/Buyer
 (b) The Lessor/Seller exclusively.
 (c) Both the Lessee/Buyer and Landlord/Seller and such payment is expressly consented to by the parties by their execution hereof.

NOTICE TO BUYER(S) AND SELLER(S)

III. Additional expenses (e.g., attorneys' fees, taxes, title insurance, escrow fees, documentation fees, recording fees, discount points, survey charges, mortgage or service fee, engineering inspection fees, or insurance) may be incurred by Buyer or Seller according to the Agreement, prior to or at the time of closing. Please consult your counsel for more information regarding your specific transaction.

NOTICE TO BUYER(S) AND LESSEE(S) - RADON

IV. **"RADON GAS:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit."

INVESTIGATION AND ANALYSIS

- V. Information contained in the property presentations came from third parties. Tenants and Lessee/Buyer must rely SOLELY on their own investigations and analysis prior to purchasing or leasing property. Lewis Realty Associates, Inc. shall be held harmless from any negligence of third parties, mis-representations and information or action of ours or their agents.

PURCHASE CONDITIONS AND REPRESENTATIONS

- VI. The Lessor/Seller or Lewis Realty Group, L.L.C. cannot represent the past, present and future financial conditions of the property, including the income and expenses.

THIS PROPERTY IS BEING SOLD IN “**AS IS, WHERE IS**” CONDITION.

The parties named below acknowledge, agree with and consent to the representation and compensation disclosed above.

Presented to the Lessee/Buyer: (ATTACHED TO MARKETING PACKAGES and CONTRACT OFFERING)

MEMORANDUM

To: **SELLING BROKERS AND PROSPECTIVE PURCHASERS**
From: Daniel P. Lewis, SIOR, CCIM; Lewis Realty Group, L.L.C.
RE: **Purchase and Sale Properties**

Here are a few disclosures and notes for your information

AGENCY:

- a. Lewis Realty Group, L.L.C. representing the Seller and selling Subject Property pursuant to the terms and conditions of a Listing Agreement, this Listing Presentation and this Memorandum.
- b. Daniel P. Lewis, a Florida licensed real estate broker and Listing Agent

PROPERTY:

- **AS-IS:** Sold in AS IS conditions with all faults and without representation of its' conditions and use from the Seller nor Lewis Realty Group, L.L.C.
- **NO UTILITIES BY SELLER FOR INSPECTION:** The Seller, at the Seller's sole option has the right not to turn on utilities such as water, sewer, electric and gas for Buyer's inspections. A Tenant is present and pays for all utilities.

PLEASE NOTE: THE SELLER RESERVES THE SOLE AND EXCLUSIVE RIGHT TO ACCEPT OR REJECT ANY OFFERS OR BIDS AT ANYTIME AND FOR ANY REASON, INCLUDING FULL PRICE OFFERS. THE PURCHASER/BIDDER MAY, AND WILL, NOT CONTACT THE SELLER DIRECTLY or INDIRECTLY.

ANY INFORMATION STATEMENT, FACTS AND FIGURES PRESENTED HEREIN, WHILE NOT GUARANTEED OR WARRANTED, ARE SECURED FROM SOURCES WE CONSIDER RELIABLE AND AUTHORITATIVE, HOWEVER, WE ARE NOT RESPONSIBLE FOR MIS-STATEMENTS OF

FACTS, ERRORS, OMISSIONS, PRIOR SALE, WITHDRAWAL FROM MARKET OR CHANGE IN PRICE WITHOUT NOTICE.

COOPERATING BROKERS: We at Lewis Realty Group, LLC are most anxious to cooperate with you concerning co-brokering our exclusive listings. This memo is written to help you understand our policy for registering or referring prospects.

There are two ways that we may work together when you present a Lewis Realty Group, LLC listing to your prospect:

1. You may choose to represent your prospects side of the transaction. In this case, we are pleased to split all collected commissions with you on a 50%/50% basis. Unlike certain area Brokers, you will receive a full fifty percent (50%) on the total commission collected. **Unlike certain area brokers, we do not penalize or charge our co-broker by retaining a portion of the fee for alleged marketing and advertising expenses.** All fees are paid out of the proceeds of a closing, whether it is a Lease or Sale.
2. If, however, you decide to refer your prospect to Lewis Realty Group, LLC and allow our firm to complete the transaction, a referral fee of twenty percent (20%) of the total collected commission by selling broker will be paid to you for the introduction.

If you choose to represent your prospect, we will be happy to register them if one of the following occurs:

1. You present a written letter, email or fax of authorization from your prospect naming you as their representative.
2. One of our agents from Lewis Realty Group, LLC meets with you and your prospect.

When your prospect is registered, you will be protected for ninety (90) days from direct dealings between your registered prospect and Lewis Realty Group, LLC.

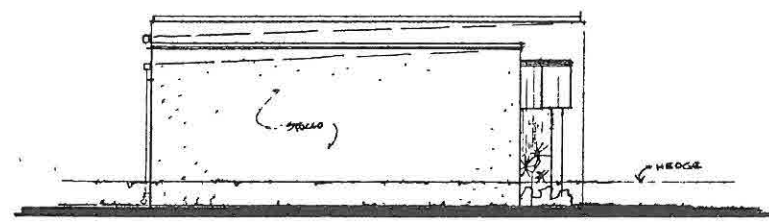
If you are a Principal or affiliate of the Principal acting as a Broker, you will not be acknowledged or compensated as a Broker.

Should another Broker present an offer on behalf of your previously registered prospect during your protection period, Lewis Realty Group, LLC will protect and share the commission with the broker whose offer culminates in an executed transaction, unless the Buyer agrees to pay you or the other broker and provides Lewis Realty Group, LLC with a Hold Harmless Release Statement.

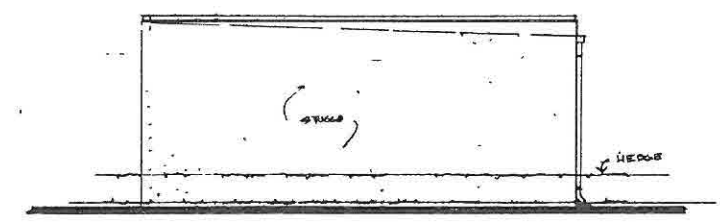
All commissions are paid out of the proceeds of a sale or lease. In other words, if there is no closing there will be no commission.

Lewis Realty Group, LLC makes every attempt to make your registration process simple without you having to sign a multiple page registration contracts. We hope this memo will help alleviate any confusion concerning co-brokering deals. If you have any questions, please give us a call. We look forward to completing many transactions with you. *Thank you!*

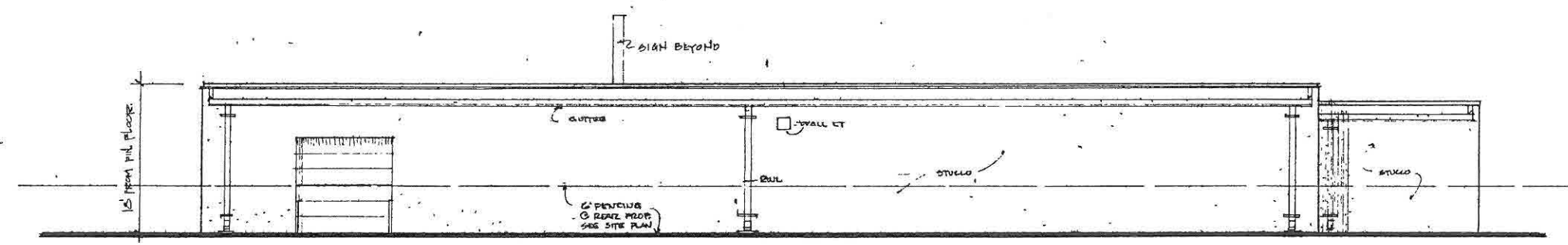
This Information is attached to the Offering Package



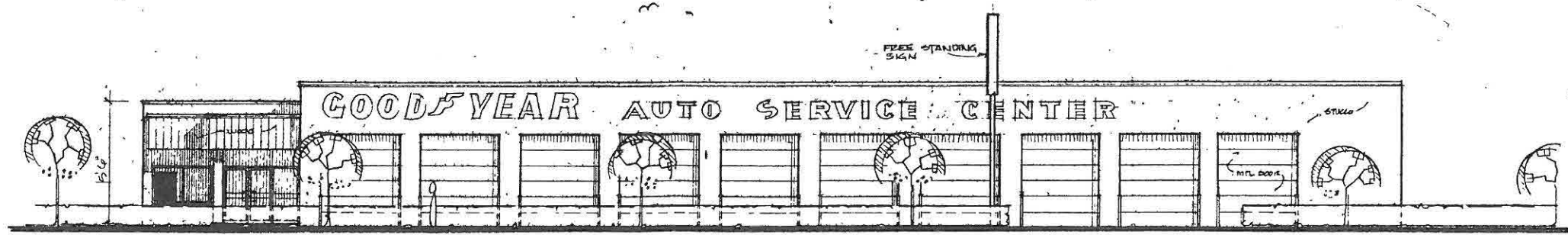
elevation
1/8"=1'-0" EAST ELEVATION



elevation
1/8"=1'-0" WEST ELEVATION



elevation
1/8"=1'-0" SOUTH ELEVATION



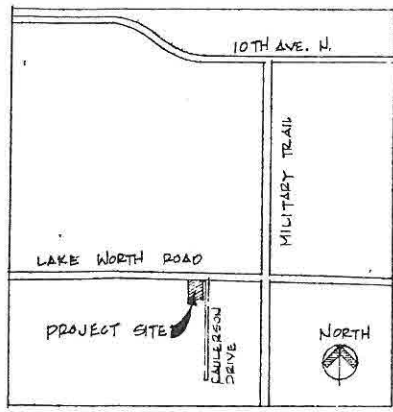
elevation
1/8"=1'-0" NORTH ELEVATION

PECHT-WENSING
RICHARD WENSING AIA
ARCHITECTS & PLANNERS
WEST PALM BEACH, FLORIDA

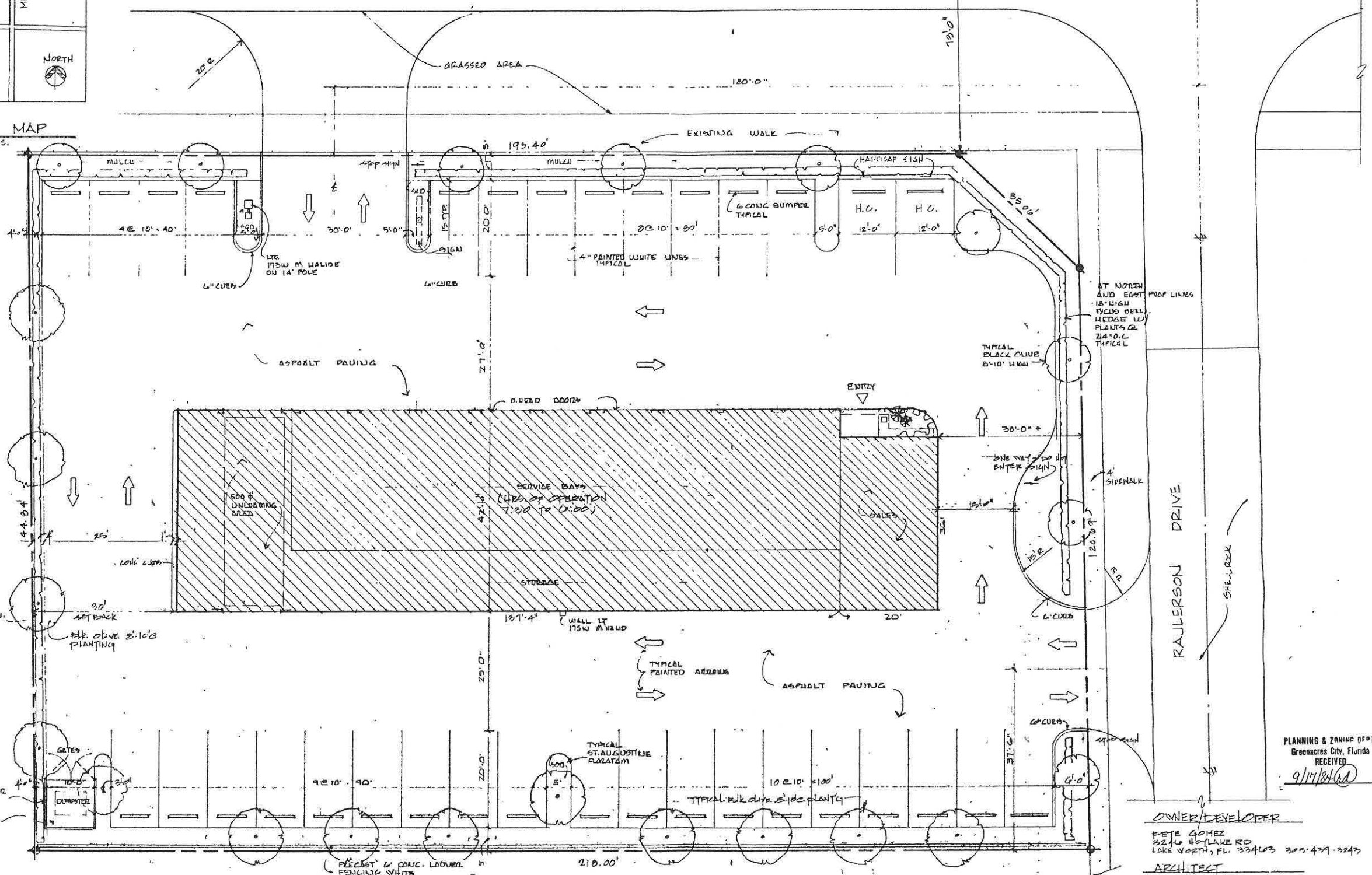
GOODYEAR AUTO SERVICE CENTER
FLORIDA
FOR: PEDRO GOMEZ
GREENACRES CITY

NORTH ELEVATION
DRAWN BY: PZ
DATE: 5-15-04
REVISIONS: 05/17/04 PZ/10/04

SHEET
PZ
COMM NO: 05121A4



LOCATION MAP



AT WEST & SOUTH
24" HIGH FILING BELL
W/ PLANTS @ 24" O.C.
NOTE: ALL PLANTING
AREAS WILL BE
SPRINKLERED

AT NORTH
AND EAST
18" HIGH
FILING BELL
W/ PLANTS @
24" O.C.
TYPICAL

RAULERSON DRIVE

PLANNING & ZONING DEPT.
Greenacres City, Florida
RECEIVED
9/17/84

OWNER/DEVELOPER
PETE GOMEZ
3210 W. LAKE RD
LAKE WORTH, FL. 33403 305.439-3243

ARCHITECT
RICHARD WENSING ARCHITECTS & PLANNERS
1540 DONNA RD
W. PALM BEACH, FL. 33409 305.684-1733

ENGINEER
WEYANT & ASSOCIATES
1544 DONNA RD
W. PALM BEACH, FL. 33409 305.683-6333

SITE DEVELOPMENT DATA:
CURRENT ZONING: C-4 BLDG. USED EAST
ADJACENT ZONING: WEST (N) SOUTH (RESIDENTIAL)
SITE AREA 0.7266 COVERAGE (BLDG) 21% LANDSCAPED 11.7%
PARKING: REQUIRED 33 PROVIDED 33

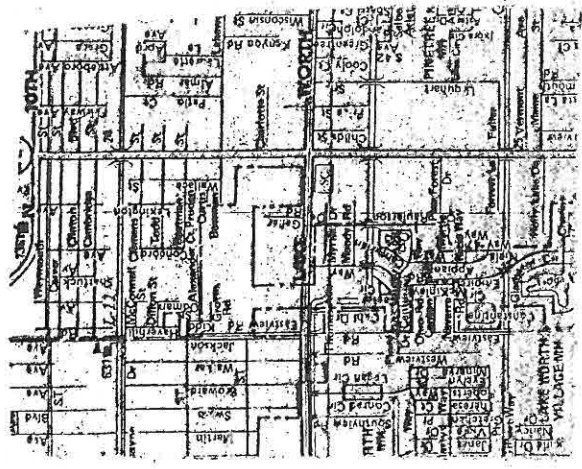
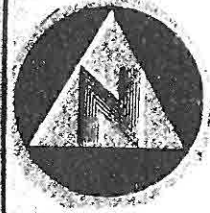
LEGAL DESCRIPTION
LOTS 6 & 7, "CLINTON PARK" ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 12, PUBLIC RECORDS,
PALM BEACH COUNTY, FLORIDA.
SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS
OF WAY OF RECORD CONTAINING 0.72 AC

site plan

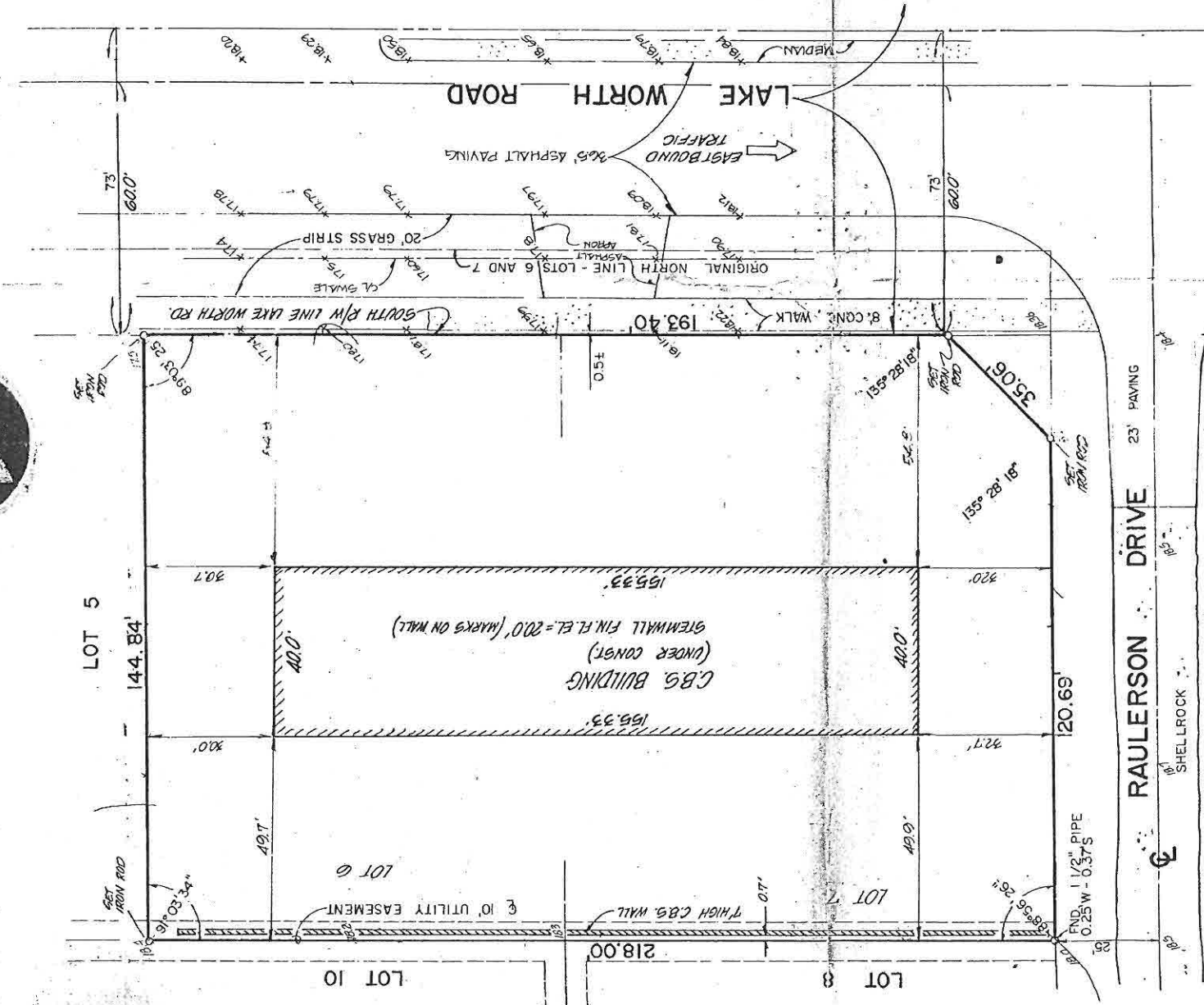
RECHT-WENSING
RICHARD WENSING AIA
ARCHITECTS & PLANNERS
WEST PALM BEACH, FLORIDA

GOODYEAR AUTO SERVICE CENTER
FOR PEDRO GOMEZ
GREENACRES CITY, FLORIDA

SITE PLAN
DRAWN BY: [Signature]
DATE: 5-15-84
SHEET P-1
COMM NO 050282



LOCATION MAP



DESCRIPTION
LOTS 6 AND 7, "CLINTON PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 12, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD. CONTAINING: 0.72 AC.

CERTIFICATION

I HEREBY CERTIFY I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THIS SKETCH OF SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN OR STATED HEREON.

BY: *William R. Jay Campese*
FLORIDA PROFESSIONAL LAND SURVEYOR NO. 2424

DATE: 12/21/84

City of Greenacres Building Plans	
Address	4690 Lake Worth Rd
Subdivsn or Plaza	Clinton Park
PC Number	1842448303000001
Name	Pedro F Gomez
Classification	Commercial

RECEIVED
DEC 31 1984
AUG 14 1984

00731 22



SURVEY/ TOPO
FOR: PETE GOMEZ

DATE	REVISIONS	BY
12/21/84	UNDER CONST. TIE-IN SURVEY # 84-839	TLO
10-30-84	ADDED ELEVATIONS & PERCENTS # 84-795	TAL
6/6/84	SOUTH R/W FOR LAKE WORTH RD. ADDED	TLO
5/19/84	SURVEY UPDATED # 84-545	TLO

OWN S.L.S. 840 SITE 11-11-81 W.D. NO. 81-140
SCALE 1"=20' DATE 11-11-81



City of Greenacres

Planning & Engineering Department
5800 Melaleuca Lane • Greenacres • Florida • 33463
Ph: 561-642-2054 • Fax: 561-642-2049 • Email: groupeng@ci.greenacres.fl.us

Samuel J. Ferreri
Mayor

Wadie Atallah
City Manager

Thomas J. Lanahan
Assistant City Manager
Director

March 24, 2015

Lewis Realty Group, LLC.
Attn: Mr. Daniel P. Lewis
4784 Wiggins Road
Lake Worth, FL 33463

RE: *Tire Store, 4690 Lake Worth Road*
PCN: 18-42-44-24-00-000-7760

Dear Mr. Lewis:

Based on the information provided on the attached zoning determination request from you dated and received on March 19, 2015, this letter is to confirm that the above location is in the Commercial Intensive (CI) district and has a future land use designation of Commercial (CM).

The subject retail tire store as Site and Development Plan (SP-84-14) located at the above address was approved on September 17, 1984.

The Commercial Intensive (CI) district is intended for intensive, highly automotive oriented uses that require a conspicuous and accessible location along thoroughfares designated as major arterials in the comprehensive plan. Permitted uses and special exceptions within this designation require larger land areas with ample off-street parking and off-street loading space. This district provides the greatest variety of uses among commercial districts and serves a geographical area that extends beyond the city limits. This district may accommodate certain light manufacturing, processing, wholesaling and storage and warehousing uses when it is clearly demonstrated that such uses are compatible with other uses in the district. It is not the intent of this district that it shall be used to encourage the extension of strip commercial areas.

If building and / or land use permits have been issued by the City of Greenacres, with subsequent inspections and Certificates of Occupancy have been issued to allow existing improvements / operations on-site, then it is determined that those improvements / operations met applicable minimum development requirements (i.e. building, fire, health, sanitation, air pollution, ecological and environmental) at the time said permits were issued. Furthermore, according to our records there are currently no zoning code violations on the subject property. However, there

has not been a comprehensive evaluation of the property's existing conditions with the approved site plans.

You may contact the City of Greenacres Building Department at 561-642-2052 for copies of any records available regarding building permits, inspections, building code violations, or Certificates of Occupancy.

If you have any further questions or comments regarding this information, please feel free to contact me at (561) 642-2054.

Sincerely,

A handwritten signature in black ink, appearing to read 'TK', written over a horizontal line.

Ted Kozak, AICP
Zoning Administrator

Enclosures: CG District regulations

cc: Zoning Confirmation Letters