

AVAILABLE

OFFICE CONDOMINIUM UNITS

Palm Springs, FL



- LOCATION:** 2328 S. Congress Avenue, Units 2A, 2D & 2E, Congress Park Condominium, Palm Springs, FL 33406
- UNIT SIZE:** Total of +/- 4,107 square feet on 2nd Floor
- DESCRIPTION:** Three combined office condo units with attractive interior build out for professional office use. Includes reception area, large conference room, 8 private offices, mailroom, executive assistant area and open work areas with cubicles. Located within a well-maintained professional office complex. Plenty of parking on site. Signage available on Congress Avenue.
- TRAFFIC COUNTS:** 35,500 Annual Average Daily Traffic on Congress Ave.
- ZONING:** CG - Commercial General (Village of Palm Springs)
- COMMENTS:** Ideally located on heavily traveled Congress Avenue. Situated between Forest Hill Boulevard and 10th Avenue North, at signalized intersection of Dolan Road. Minutes to I-95. Available for Sale or Lease. Current owner will vacate by 12/31/2016.
- SALE PRICE:** **\$489,000.00**
- LEASE PRICE:** **\$19.00 PSF Gross plus Janitorial Services and Utilities**

For More Information:

Carol Bush, CCIM, Broker Associate

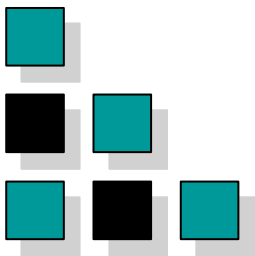
Office 772.220.4096
Mobile 561.719.0746

cbush@slccommercial.com
www.slccommercial.com

SLC Commercial
Realty & Development

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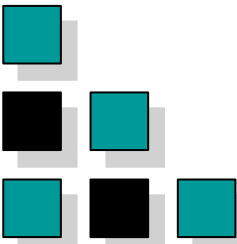




PROPERTY SUMMARY

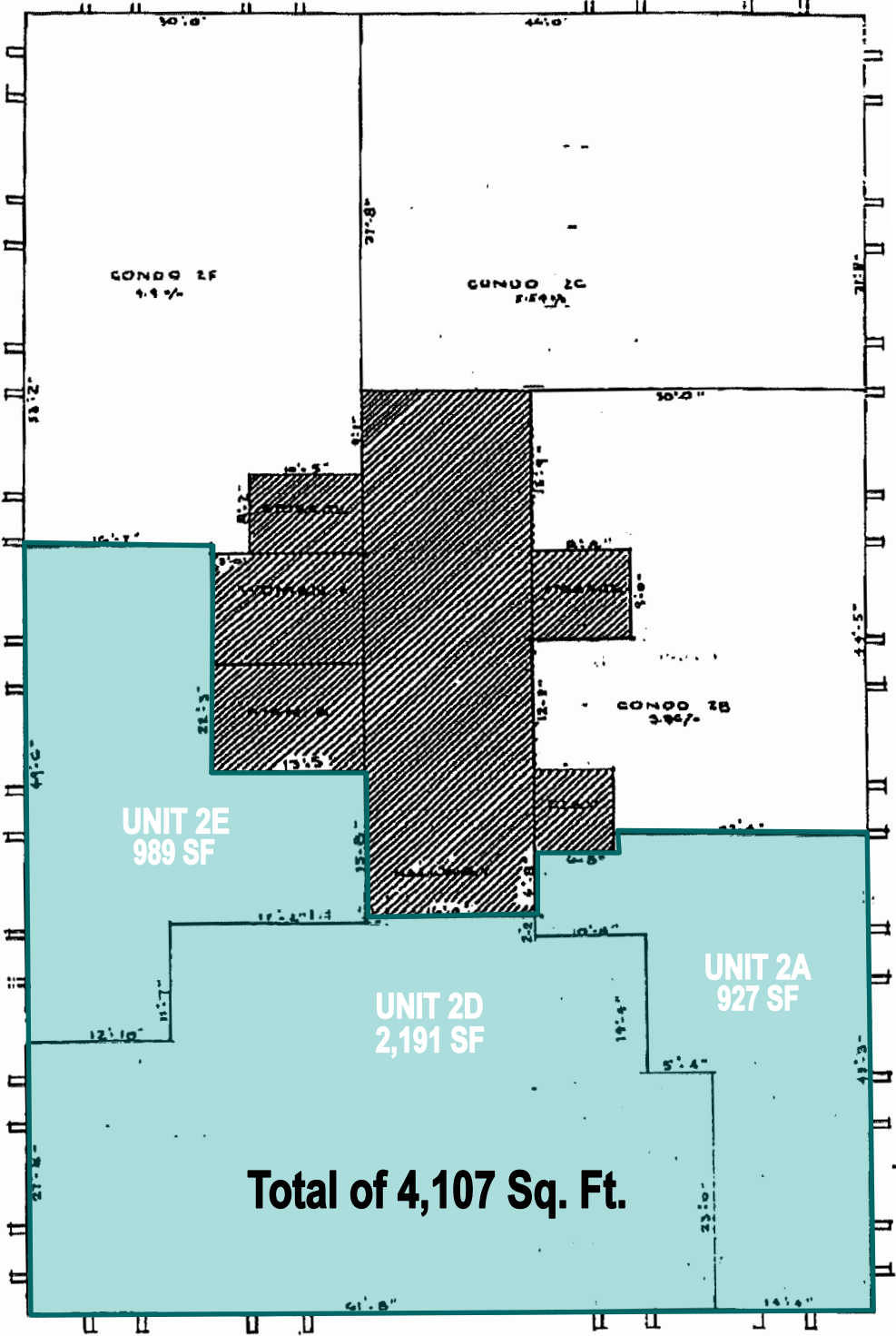
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Location:	2328 S. Congress Avenue, Units 2A, 2D & 2E, Palm Springs, FL 33406
Type of Property:	Office Condominium
Unit Sizes:	Unit 2A - 927 Sq. Ft. Unit 2D - 2,191 Sq. Ft. <u>Unit 2E - 989 Sq. Ft.</u> 4,107 Sq. Ft.
Parcel ID Numbers:	70-43-44-17-56-002-0021 70-43-44-17-56-002-0024 70-43-44-17-56-002-0025
Municipality:	Village of Palm Springs
Name of Development:	Congress Park
Zoning District:	CG - Commercial General
Year Built:	1980
Exterior walls:	Concrete Block & Stucco
Legal Description:	Condominium Units No. 2-A, 2-D, and 2-E, Building 2328 of Congress Park Condominium Office Building, according to the Declaration of Condominium thereof, recorded in Official Record Book 2891, Page 1185 and amendments thereto, Public Records of Palm Beach County, Florida.
2015 Real Estate Taxes:	Unit 2A = \$1,137 / \$1.23 per sq. ft. Unit 2D = \$2,625 / \$1.20 per sq. ft. <u>Unit 2E = \$1,210 / \$1.22 per sq. ft.</u> TOTAL = \$4,972/\$1.21 per sq. ft.
2015 Condo Fees:	\$4,718.66 per Quarter / \$4.60 per sq. ft. (No Special Assessments)

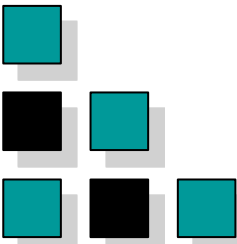


FLOOR PLAN

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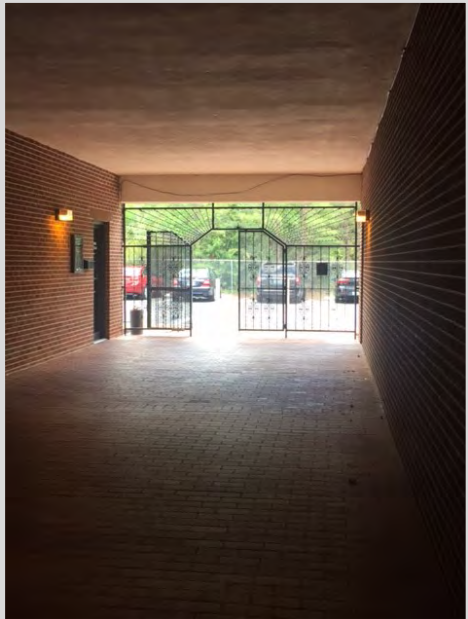


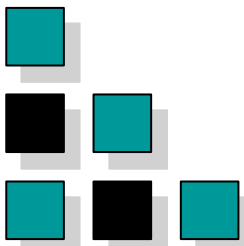
SECOND FLOOR PLAN



EXTERIOR PHOTOS

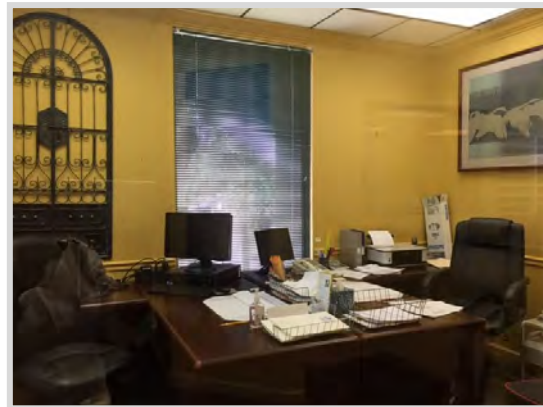
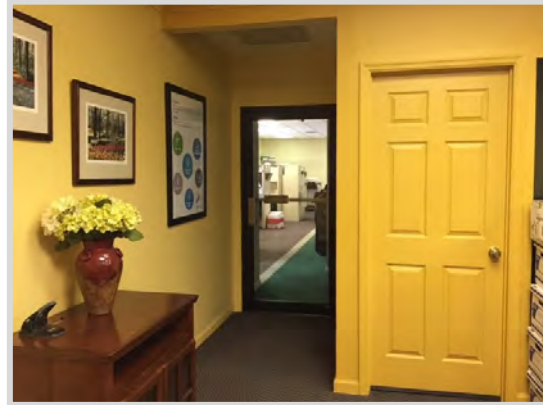
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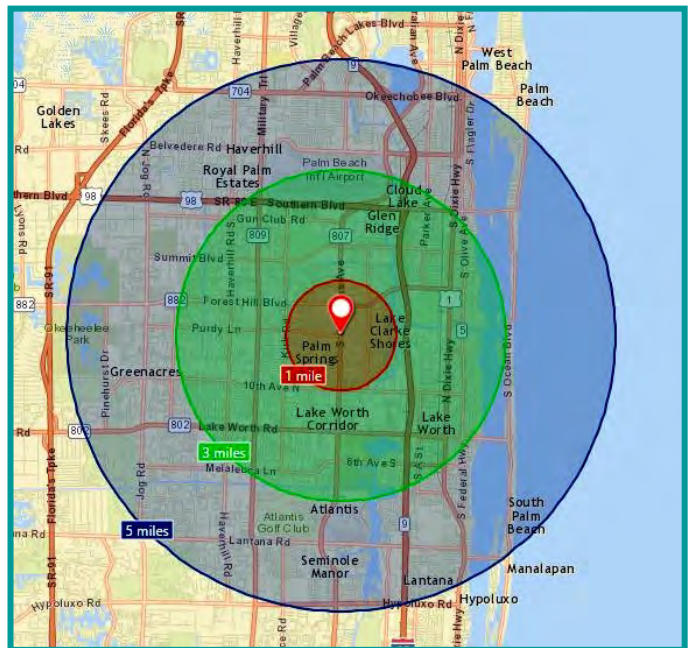
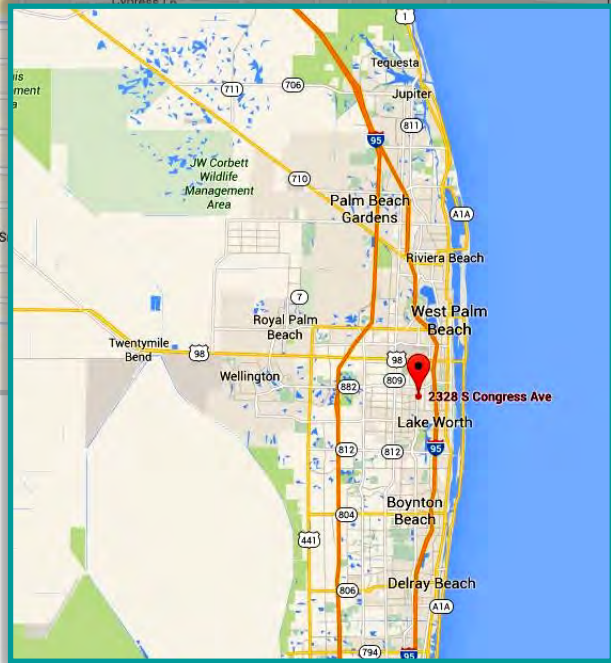
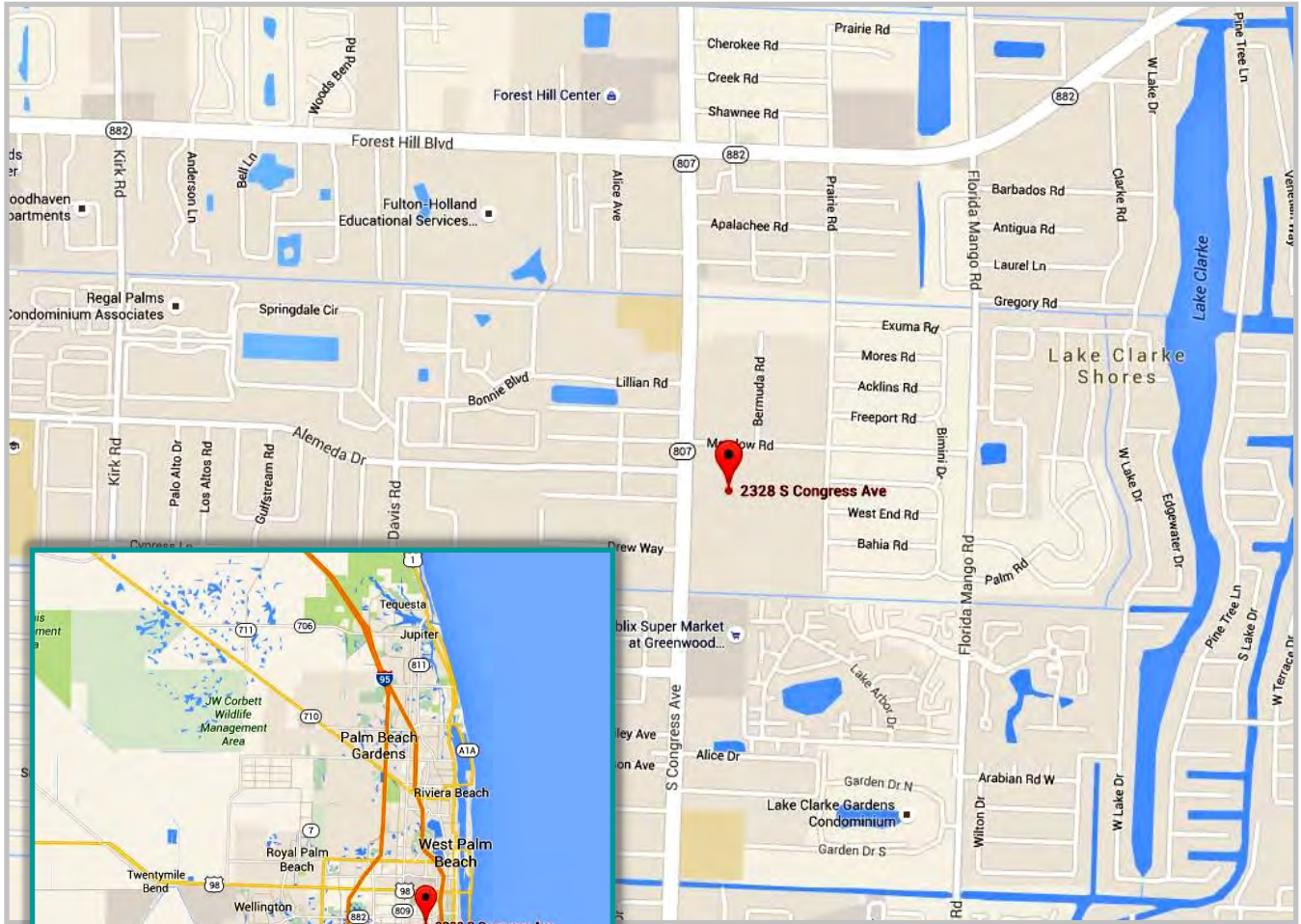
INTERIOR PHOTOS

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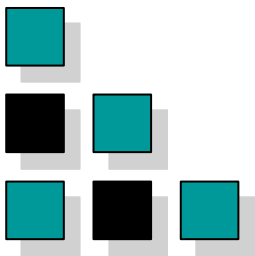
LOCATION MAP/DEMOS

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DEMOGRAPHIC PROFILE

	1 Mile	3 Mile	5 Mile
Population	17,825	144,112	307,255
Households	7,317	50,666	112,108
Ave HH Income	\$59,158	\$52,779	\$58,332
Median Age	42.6	35.9	37.1



Subdivision V. - CG Commercial General

Sec. 34-821. - Purpose.

It is the purpose of the CG commercial general land development district to provide lands within the village for a wide range of goods and commercial services that serve a consumer market that may extend beyond municipal limits. Such areas shall be located convenient to major roads and automotive traffic. However, it is not the intent of this land development district to necessarily create or promote an extension of strip commercial areas.

(Code 1994, § 30-561)

Sec. 34-822. - Permitted uses.

Permitted uses within the CG commercial general land development district shall be limited to the following:

- (1) All permitted uses in the **CN commercial neighborhood** land development district. [See Below](#)
- (2) Financial institutions.
- (3) Retail sales and services.
- (4) Personal services.
- (5) Commercial Planned Developments.

(Code 1994, § 30-562; Ord. No. 2007-08, § 6, 4-26-2007; Ord. No. 2014-06, § 6, 5-8-2014)

Sec. 34-823. - Accessory uses.

No accessory uses shall be permitted in the CG commercial general land development district.

(Code 1994, § 30-563)

Subdivision IV. - CN Commercial Neighborhood

Sec. 34-791. - Purpose.

It is the purpose of the CN commercial neighborhood land development district to provide lands within the village for various select and limited type commercial establishments which are designed to serve the residential neighborhoods of the village. Business, professional, limited retail and personal services which are oriented to and compatible with surrounding neighborhoods are encouraged, while major or large-scale commercial concerns are not intended or allowed. It is further the intent of the CN district to minimize undesirable impacts on residential areas of the community in general.

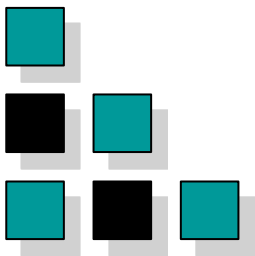
(Code 1994, § 30-541)

Sec. 34-792. - Permitted uses.

Permitted within the CN commercial neighborhood land development district shall be limited to the following:

- (1) Professional offices.
- (2) Business offices.
- (3) Medical and dental offices.
- (4) Retail sales and services such as pharmacies, florists, camera and photo supplies and studios, delicatessens for takeout only, clothing stores, sale of videos and video accessories (excluding adult entertainment) , card and gift stores, coin laundries and dry cleaning, shoe stores (including repair), music stores, sporting goods, pet shops and similar shops.
- (5) Galleries and fine art studios, excluding adult entertainment establishments.

(Code 1994, § 30-542; Ord. No. 2011-27, § 3, 12-8-2011)



DISCLAIMERS

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.