

# Bank Owned ALF

**For Sale \$649,000**  
4373 Venus Ave.  
West Palm Beach, FL 33406



FOR SALE	Total Building 3,678 Sq. Ft. on .3214 Acres			
DESCRIPTION	PRICE REDUCED!!! BANK OWNED!!! Real Estate and business included in the sale. This 14 bed assisted living facility consisting of 3 separate buildings located off Military Trail in West Palm Beach. Ideal for buyer looking as an owner operator. Can also be converted to multi-family apartments or group home. Seller financing available with 35% down.			
LOCATION	Gun Club Rd to South on Military Trail to East on Venus Ave on right side of street.			
VIDEO TOUR	<a href="https://www.youtube.com/embed/PyxUBLVh-RU?rel=0">https://www.youtube.com/embed/PyxUBLVh-RU?rel=0</a>			
PRICING	Sale \$649,000 (176.45/SF Building \$46.35/SF Property \$46,357/ bed)			
YEAR BUILT	1956 Renovated 1975			
ZONING/ FOLIO	RM Medium Density West Palm Beach 00-42-44-01-05-000-0710			
DEMOGRAPHICS 2016		<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
	HH Population:	17,293	139,640	326,768
	Average HH Income:	\$50,514	\$52,633	\$58,673

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

1233 E. Hillsboro Blvd  
Deerfield Beach, FL  
33441

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**CAMPBELL & ROSEMURGY**  
COMMERCIAL REAL ESTATE

**John D. McQuestion**

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# Location Map

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**FOR MORE INFORMATION:**

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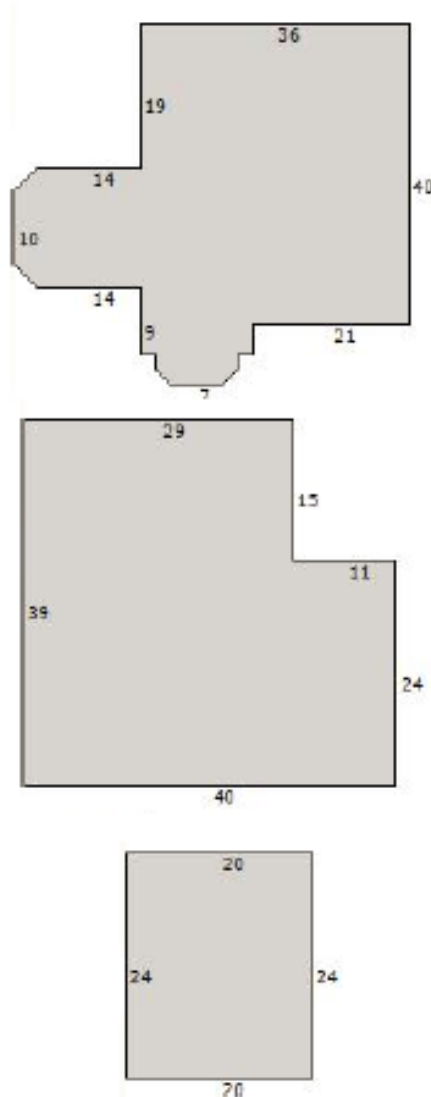
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# Buildings Dimensions

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## BUILDING PERIMETER



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