

FOR SALE
BANK FORECLOSURE
COMMERCIAL ACREAGE, RIVIERA BEACH, FL

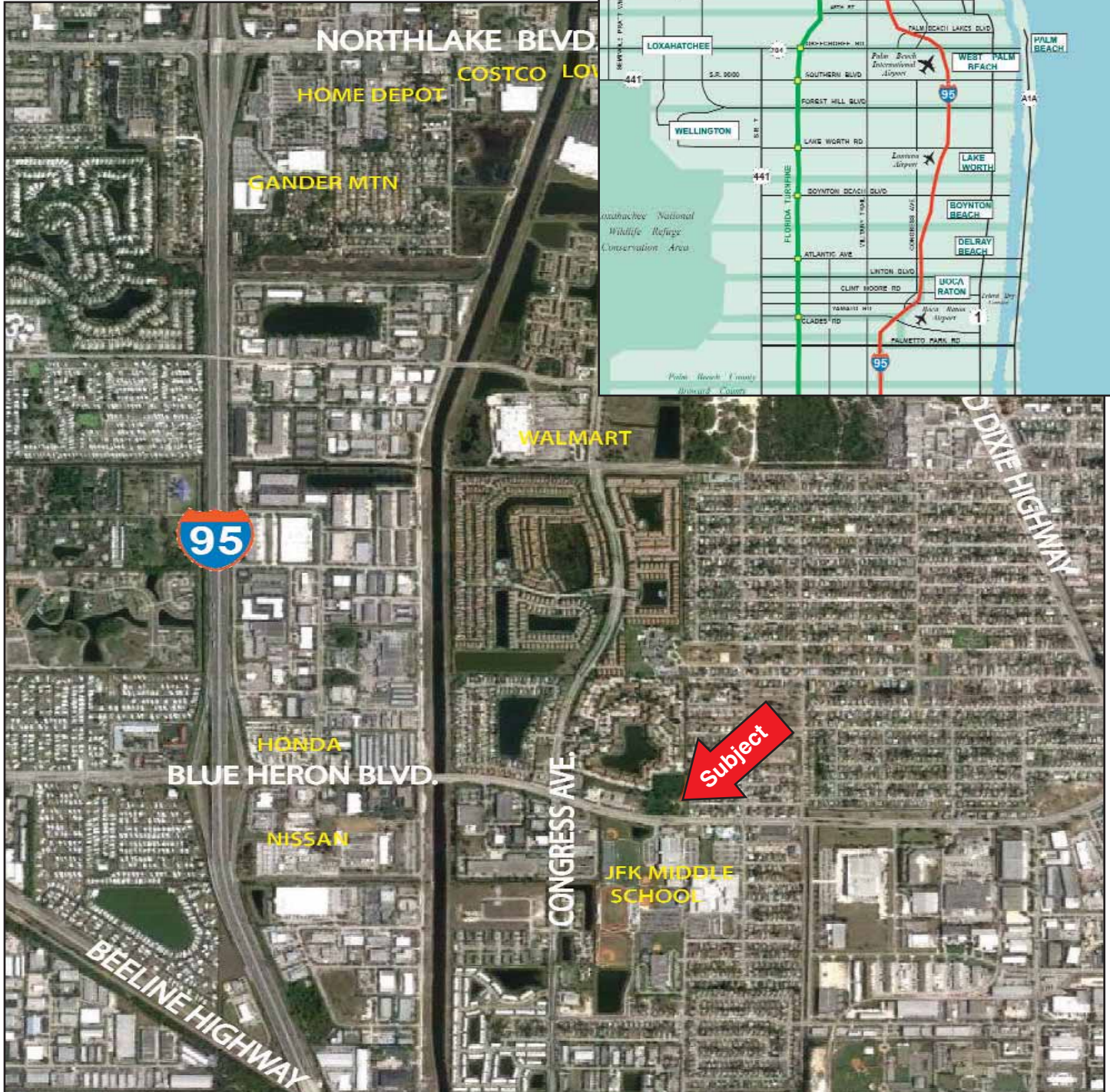


- PROPERTY:** 2.97 acres (129,373 s.f.) with approximately 450 feet of frontage on Blue Heron Blvd.
- STREET ADDRESS:** 2100 Blue Heron Blvd., Riviera Beach, FL 33404
- DESCRIPTION:** The Property is strategically located on the north side of Blue Heron Blvd. less than 1/4 mile east of Congress Avenue. The traffic count on Blue Heron Blvd. at the property exceeds 32,000 cars per day.
The property is located in one of the most densely populated areas of Palm Beach County in close proximity to important employment centers. The surrounding area contains a mix of residential communities and local, national, and international businesses.
- ZONING:** General Commercial (CG) in the City of Riviera Beach.
- PERMITTED USES:** Permitted uses include retail, financial institutions, restaurant, office, and medical uses.
- UTILITIES:** Water, sewer, and electric are to site.
- REAL ESTATE TAXES (2012):** Property ID: 56-43-42-30-20-001-0010
\$15,554
- OFFERING PRICE:** \$620,000 (\$4.79/s.f.) Cash
- CONTACT:** **Exclusive Agents for the Seller**
Atlantic Western Realty Corporation
Jay Romfh, Director of Investment Sales
Brad Scherer, President

NOTE: This offering subject to errors, omissions, prior sale or withdrawal without notice. Printed by NML www.GoNML.com 1-800-327-5770 NML 198572-V

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