



Fischer Gaeta Corp.
Commercial Real Estate Services

(561) 627-1500

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LISTING NUMBER
LISTING AGENT

1009

Alan H. Long, Realtor

**INCOME PROPERTY
(SALE/LEASEBACK)**

ADDRESS - LOCATION

ADDRESS 971 W. 15th Street
CITY/STATE/ZIP Riviera Beach, FL 33404
TAX ID 56-43-42-28-21-021-0010

TYPE

OFFICE _____ RETAIL _____
INDUSTRIAL X OFFICE _____
APARTMENTS _____ # UNITS _____
TENANTS _____

DIMENSIONS

LOT SIZE 41,713 S.F.
BLDG SIZE 13,600 S.F.

PICTURE:



PRICE

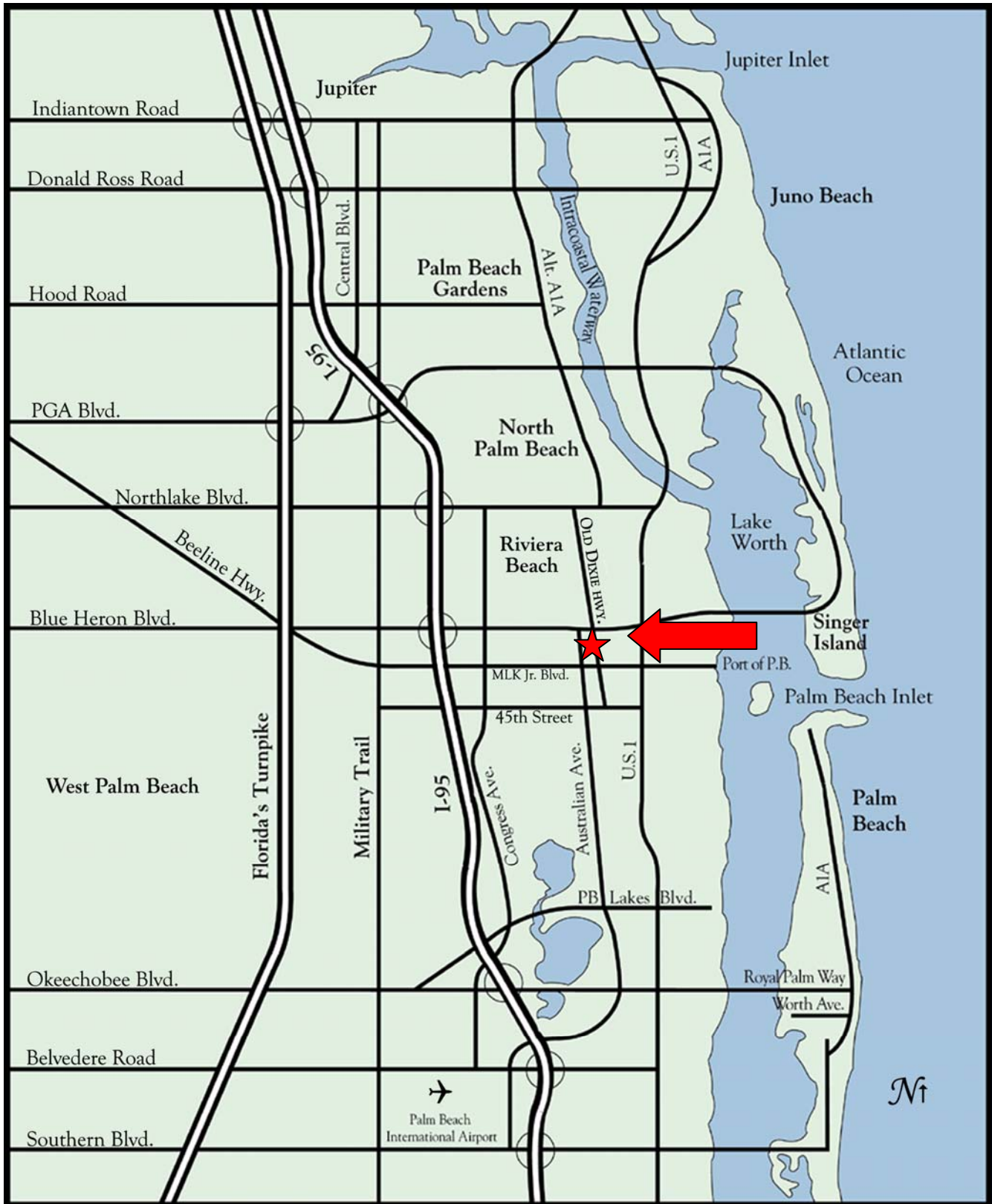
PRICE \$ 1,500,000.00
CASH REQUIRED \$ N/A
PROJECTED ANNUAL
NET OPERATING
INCOME \$ 105,000.00
CAP RATE 7%

GENERAL INFORMATION

YR BLT 1978 CONSTRUCTION CBS
FLOORS Concrete ROOF Tar & Gravel
HEIGHT 15' PARKING 28
ZONING IG/I Spaces
LEGAL Lewis Terminals Repl PI 1 Lt 1 Blk U

COMMENTS: Excellent opportunity for Income Property with 7% cap rate. Possible 1031 exchange. Well maintained building with responsible, long term tenant. Building boasts "Newer roof".

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square feet, income and expenses are approximate. Prospects should conduct their own independent investigations and rely only on those results.



Address: 971 West 15th Street, Riviera Beach, FL 33404

Directions: From I-95, exit on Blue Heron and head East to Australian. Go South on Australian to West 15th Street and go East to 971.

