



Fischer Gaeta Corp.
Commercial Real Estate Services
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LISTING NUMBER 1021
LISTING AGENT Robert Fischer, SIOR
LISTING AGENT Asa Kenna, Realtor

INDUSTRIAL BUILDING FOR SALE

ADDRESS - LOCATION

ADDRESS 2616 E. Tamarind Ave
CITY/STATE/ZIP West Palm Beach, FL 33407
TAX ID 74-43-43-09-06-012-0050

TYPE

OFFICE _____ RETAIL _____
INDUSTRIAL X WAREHOUSE X
OTHER _____

USE

NEIGHBORHOOD City of West Palm Beach
ZONING (I) Industrial
RESTRICTIONS Those of Zoning

MAP



TERMS

PRICE \$ 795,000
SELLER FINANCING Yes
FINANCE TERMS \$295,000 down; Finance \$500,000; 20 year amortization; 7% interest
IS BUILDING FOR LEASE? No

EXPENSES

REAL ESTATE TAXES \$ 5,107
YEAR 2005

DIMENSIONS

BLDG SIZE 9,916 S.F.
LOT SIZE 17,400 S.F.

GENERAL INFORMATION

YR BLT	<u>1955</u>	HEIGHT	<u>N/A</u>
# STORIES	<u>2</u>	PARKING	<u>6</u>
SEWER	<u>Yes</u>	WATER	<u>Yes</u>
OH DOORS	<u>2</u>	SIZE	<u>10 FT</u>
FENCED	<u>Yes</u>	PAVED	<u>PARTIAL</u>
DOCK HGHT	<u>No</u>		
FLOORS	<u>Concrete</u>	SURVEY	<u>NO</u>
CONSTRUCTION	<u>CBS</u>		
ROOF	<u>Wood Frame with Shingles</u>		
SPRINKLERS	<u>No</u>		
LEGAL	<u>NORTHWOOD ADD PLAT NO 7 LTS 5, 7 & 9 BLK L</u>		

COMMENTS: Industrial building with outdoor storage. Very rough, needs extensive renovations.

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.