



Fischer Gaeta Corp.  
Commercial Real Estate Services  
**(561) 627-1500**

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LISTING NUMBER 1035  
LISTING AGENT Alan Long, Realtor

**COMMERCIAL / Retail  
FOR SALE**

**ADDRESS - LOCATION**

ADDRESS 801 Lake Avenue  
CITY/STATE/ZIP Lake Worth, FL 33460  
TAX ID 38-43-44-21-15-017-0212

**TYPE**

OFFICE X RETAIL X  
INDUSTRIAL \_\_\_\_\_ WAREHOUSE \_\_\_\_\_  
OTHER Residential

**USE**

NEIGHBORHOOD Commercial & Residential  
ZONING Commercial CAC  
RESTRICTIONS Those of Zoning

**Picture**



**TERMS**

PRICE \$1,200,000  
MORTGAGE INFO N/A  
SELLER FINANCING No

**EXPENSES**

REAL ESTATE TAXES \$ 7,549  
YEAR 2006  
BLDG. INSURANCE \$ 4,500

**DIMENSIONS**

BLDG SIZE 5,550 SF  
LOT SIZE .0287 Acres

**GENERAL INFORMATION**

|              |                                            |          |                     |
|--------------|--------------------------------------------|----------|---------------------|
| YR BLT       | <u>1923</u>                                | HEIGHT   | <u>Various</u>      |
| # STORIES    | <u>2</u>                                   | PARKING  | <u>Street</u>       |
|              | <u>City of Lake</u>                        |          | <u>City of Lake</u> |
| SEWER        | <u>Worth</u>                               | WATER    | <u>Worth</u>        |
| FLOORS       | <u>Concrete/Wood</u>                       | PAVED    | <u>Yes</u>          |
| ELECTRIC     | <u>110</u>                                 | ELEVATOR | <u>No</u>           |
| SPRINKLERS   | <u>None</u>                                | SURVEY   | <u>Attached</u>     |
| CONSTRUCTION | <u>Block</u>                               |          |                     |
| LEGAL        | <u>Town of Lake Worth N 109.3 ft of LT</u> |          |                     |
|              | <u>21 Blk 17</u>                           |          |                     |

**COMMENTS:** Excellent opportunity to own high exposure 2 story building located at corner of J Street and Lake Avenue in Lake Worth off US 1. Currently retail, office and residential use.

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.