COMMERCIAL FOR SALE OR LEASE

New construction - 1,993 square feet commercial space in the west village of downtown Lake Worth. High ceilings, expansive storefront with street visibility and signage opportunity. Divisible to approximately 665 square feet.

Wide range of uses permitted in the Mixed Use – East district. Office, retail, personal services, cultural and artisanal arts and institutional uses by right. More intense uses allowed by administrative approval, see attached.

Join 8 new artist townhomes in Lake Worth’s West Village already home to 12 artist townhomes and the Armory Arts Annex. Within walking distance to City Hall, Publix, Downtown and Benzaiten Center for Creative Arts.

Building will be delivered for occupancy in mid-2017 in grey shell condition with a tenant improvement allowance to be negotiated. Sale Price $400,000 or lease for $20 psf annually NNN.

Contact Michael Pecar, Your Way Home Realty, Inc.
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Artist’s rendering of the buildings subject to modification prior to start of construction.
Use restrictions for non-residential uses.

Uses permitted by right and uses permitted as conditional uses shall be subject to applicable provisions of Article 4, Development Standards. Refer to Permitted Use Table at Section 23.3-6 for a complete list of uses.

1. Principal nonresidential uses permitted by right in all subareas of district.
   A. Commercial – Low Intensity
   B. Office – Low Intensity
   C. Retail – Low Intensity
   D. Personal Services – Low Intensity
   E. Cultural and Artisanal Arts – Low Intensity
   F. Institutional – Low Intensity
   G. Community residences, up to six (6) residents, subject to regulations as set forth in Article 4, Development Standards.
   H. Essential Services

2. Principal uses permitted as either administrative or conditional uses in all subareas of district.
   A. Commercial – Medium Intensity
   B. Office – Medium Intensity
   C. Retail – Medium Intensity
   D. Personal Services – Medium Intensity
   E. Cultural and Artisanal Arts – Medium Intensity
   F. Institutional – Medium Intensity
   G. Community residences, up to fourteen (14) residents, subject to the regulations as set forth in Article 4, Development Standards.
   H. Bed and breakfast Inns.
   I. Cemeteries, public and private.
   J. Places of worship.
   K. Day care centers.
   L. Hotels and Motels; subject to the following requirement:
   M. Light utility facilities.
   N. Public indoor neighborhood recreation and service.
   O. Public outdoor neighborhood recreation.
   P. Schools, elementary.
   Q. Schools, intermediate and secondary, offering courses in general and vocational education but not offering courses which involve the regular use of heavy equipment out-of-doors.

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View driving east along Lucerne Avenue

Area Map
110 N F Street, Lake Worth 33460

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Site and Demising Plan

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