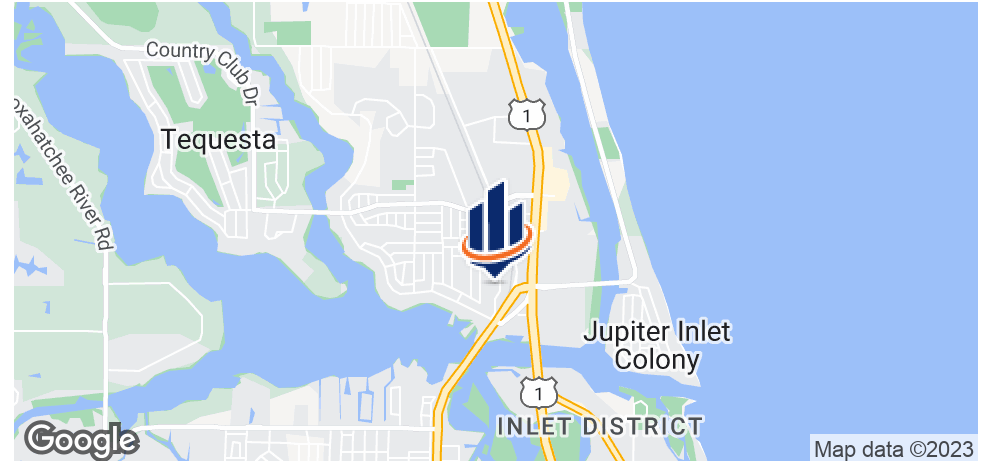




1447 CYPRESS DRIVE
TEQUESTA, FL 33469

Robert Hamman | Senior Advisor | 561.346.2310 | robert.hamman@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$475,000
Total Building Size:	3,072± SF
Showroom/Office Size:	2,064± SF
Warehouse Size:	1,008± SF
Lot Size:	0.31± Acres
Year Built:	1970
Zoning:	C4

PROPERTY OVERVIEW

3,072± SF commercial building with 2,064± SF for showroom/office space, and 1,008± SF in the rear of the building for warehouse space. A 8' chain-link fenced storage area is located on the west side of the building with a rolling gate. In addition, there is a 14' x 40' metal overhang with a cement floor used for covered storage. This is the only stand-alone building for sale on Cypress Drive. The sale includes the real estate, not the business. Great location with easy access to U.S. Highway One, Alternate A1A, and Indiantown Road.

LOCATION OVERVIEW

This property is located in The Shops of Cypress Dr, west of Alternate A1A and U.S. Hwy One, and north of Riverside Ave.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,810	16,017	32,871
Total Population	6,365	38,412	79,525
Average HH Income	\$97,351	\$100,999	\$104,030

1447 S. CYPRESS DRIVE TEQUESTA, FL 33469

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Property Details

SALE PRICE

\$475,000

LOCATION INFORMATION

Street Address	1447 S. Cypress Drive
City, State, Zip	Tequesta, FL 33469
County/Township	Palm Beach
Side Of Street	West
Road Type	Paved

BUILDING INFORMATION

Building Size	3,072± SF
Ceiling Height	12 - 15± ft
Number Of Floors	1
Year Built	1970
Central HVAC	Yes
Roof	Twin-T Concrete Roof System, Roll Composition Roofing
Free Standing	Yes
Parking Spaces	7
Ceilings	Showroom/Office: 12' drop ceiling Warehouse: 15' exposed Twin-T Concrete
Floor Coverings	Showroom/Office: Vinyl Tile Floor Warehouse: Unfinished concrete floor
Foundation	Poured Concrete

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Office/Warehouse
Zoning	C4
Lot Size	0.31± Acres
APN#	30-43-40-31-11-000-0220
Lot Frontage	100± feet
Corner Property	yes
Waterfront	Yes

Interior Photos



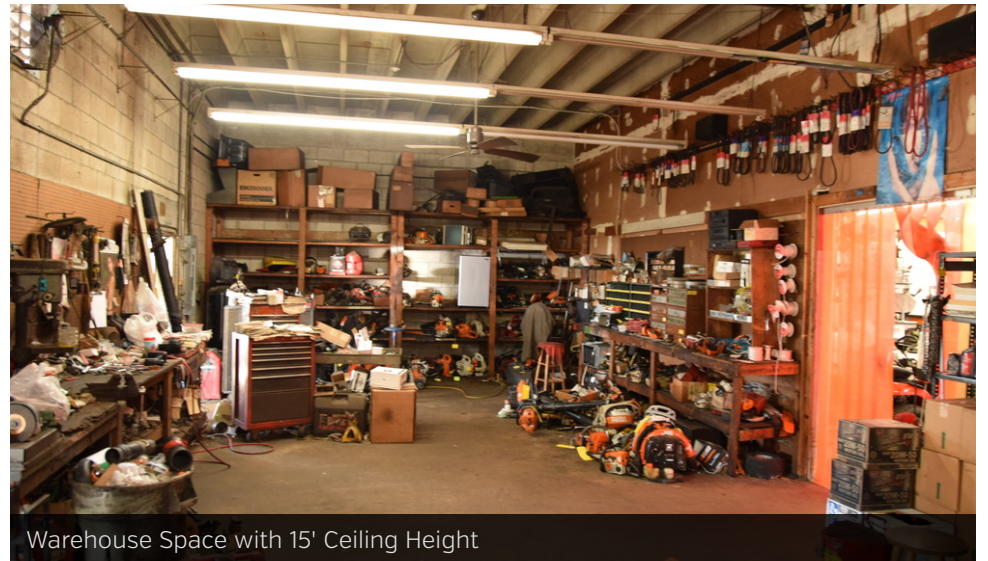
Showroom/Office Space



Showroom/Office Space



Warehouse Space with 15' Ceiling Height



Warehouse Space with 15' Ceiling Height

Exterior Photos



Fenced and Secured Outside Storage Area



Fenced and Secured Outside Storage Area

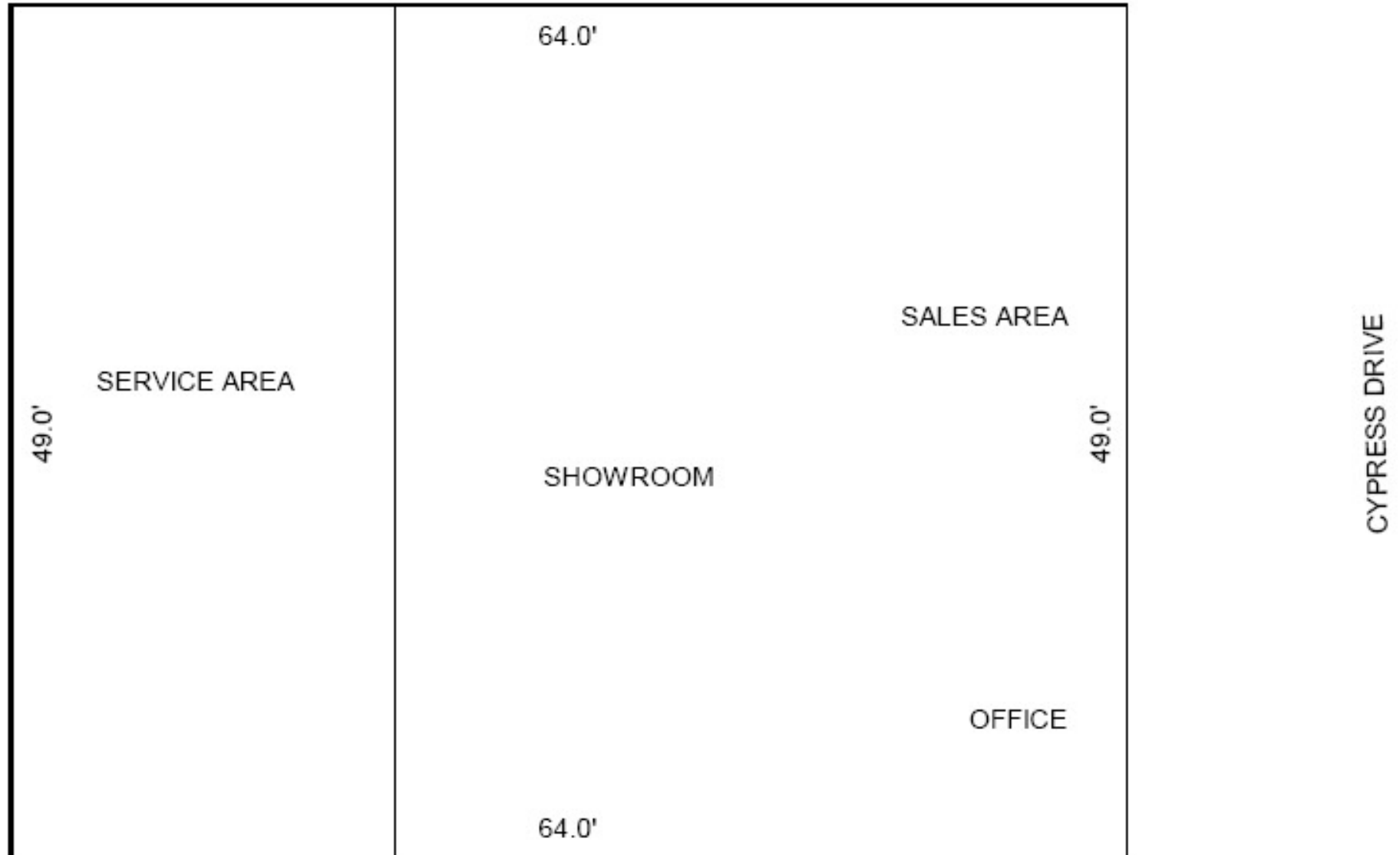


14' x 40' Metal Overhang for Covered Storage

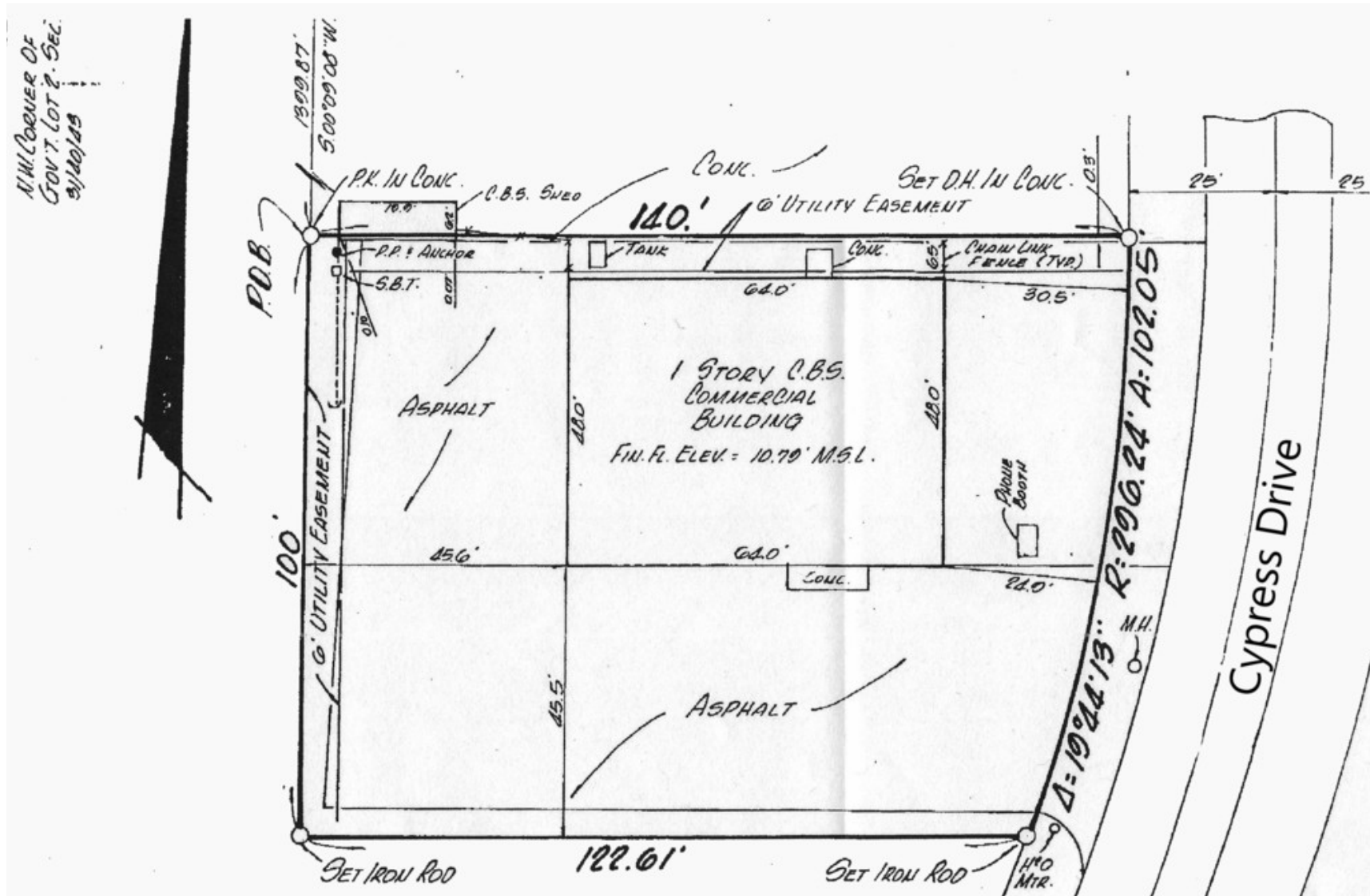


8' Chain-Link Fence with Barbwire and Rolling Gate

Floor Plan



Survey



Parcel Outline

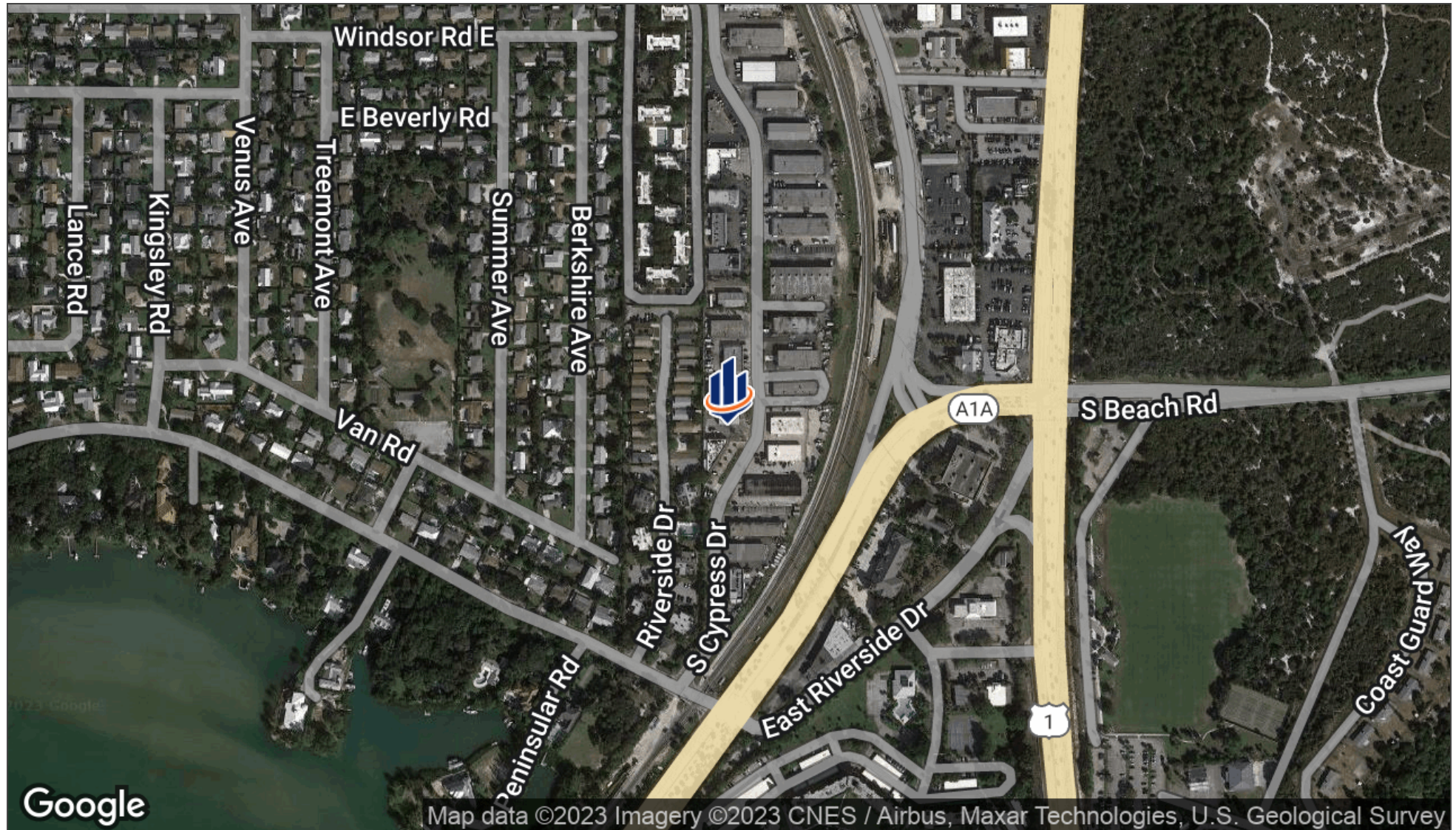


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Aerial Map

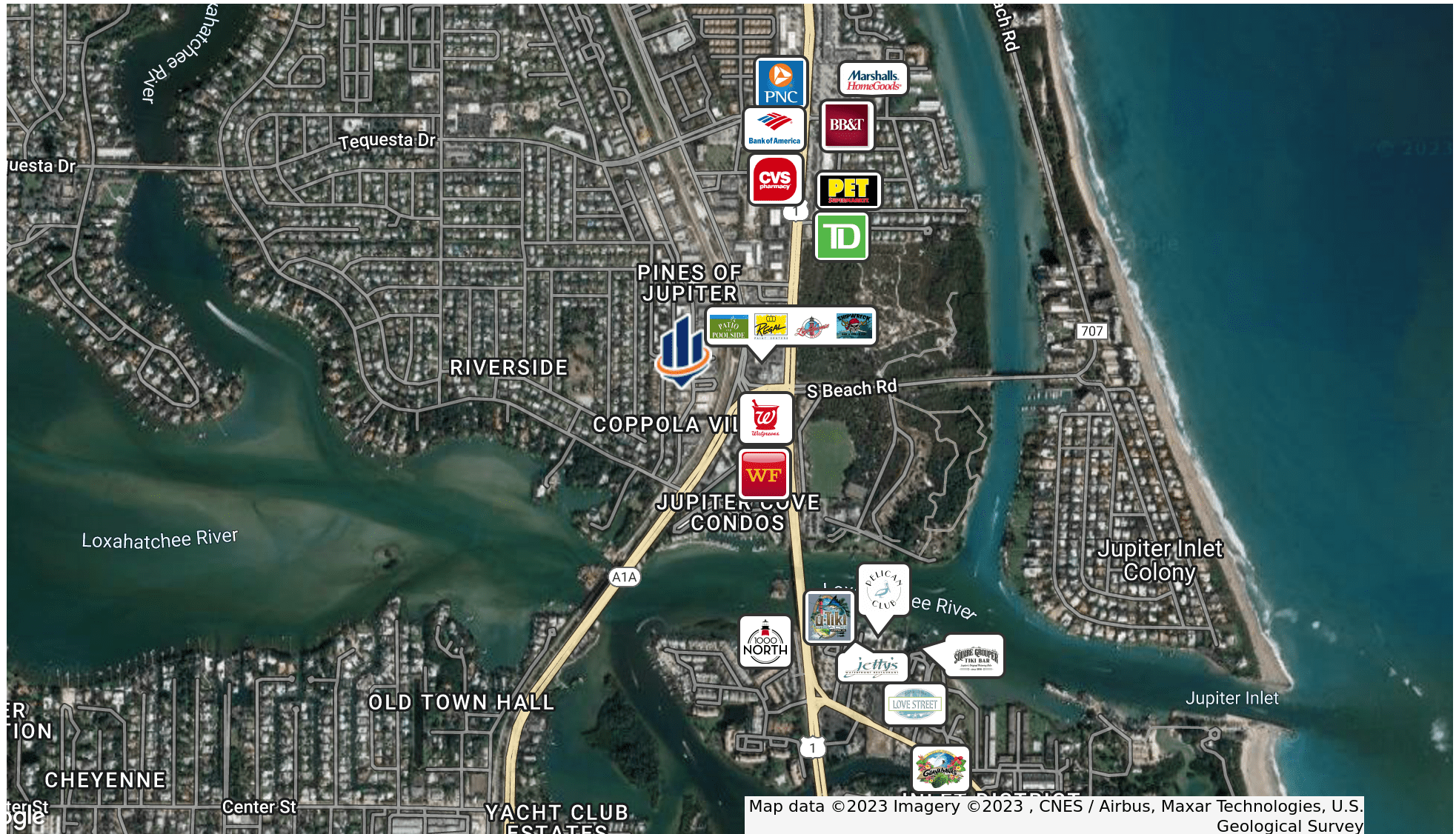


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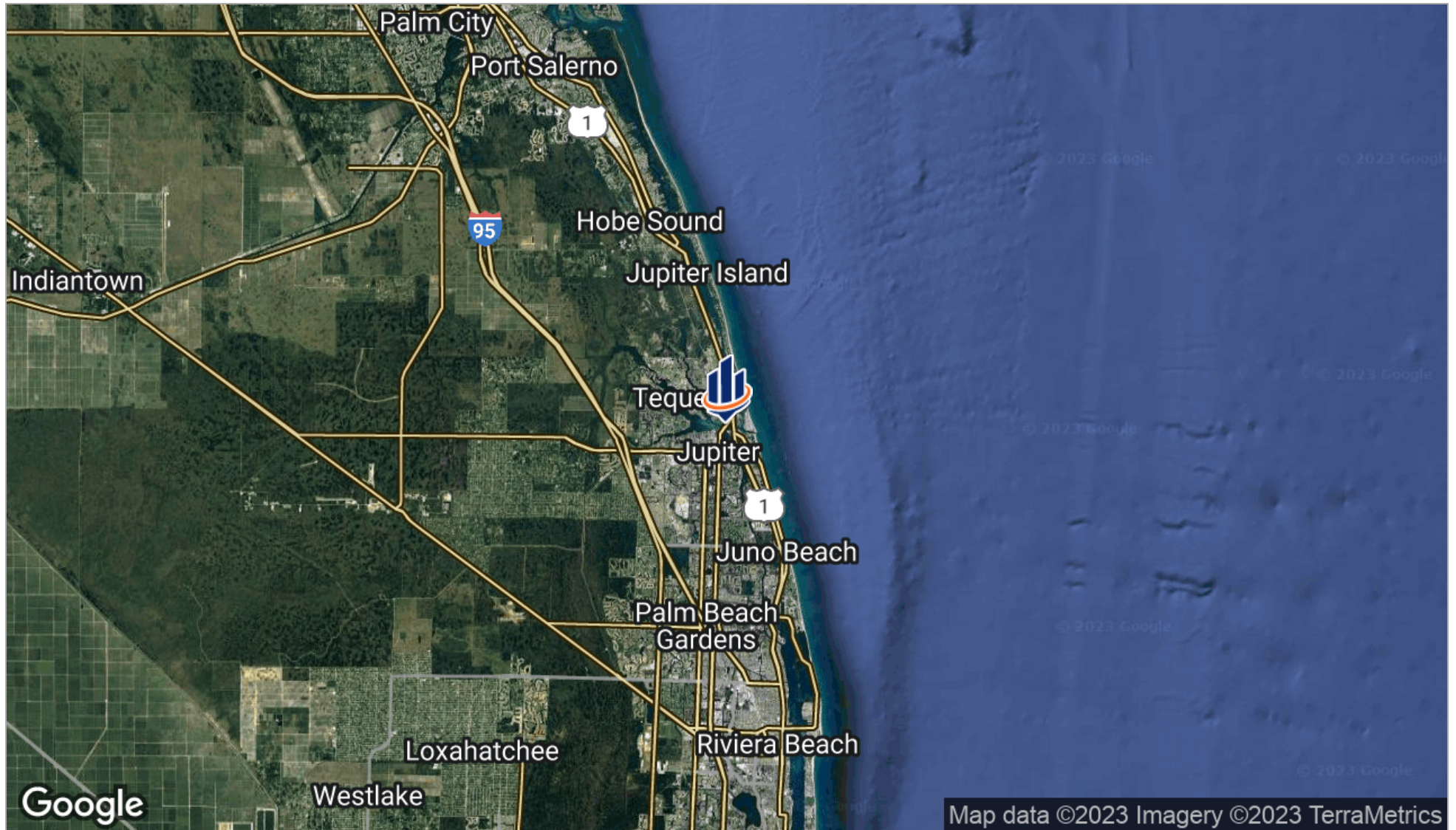
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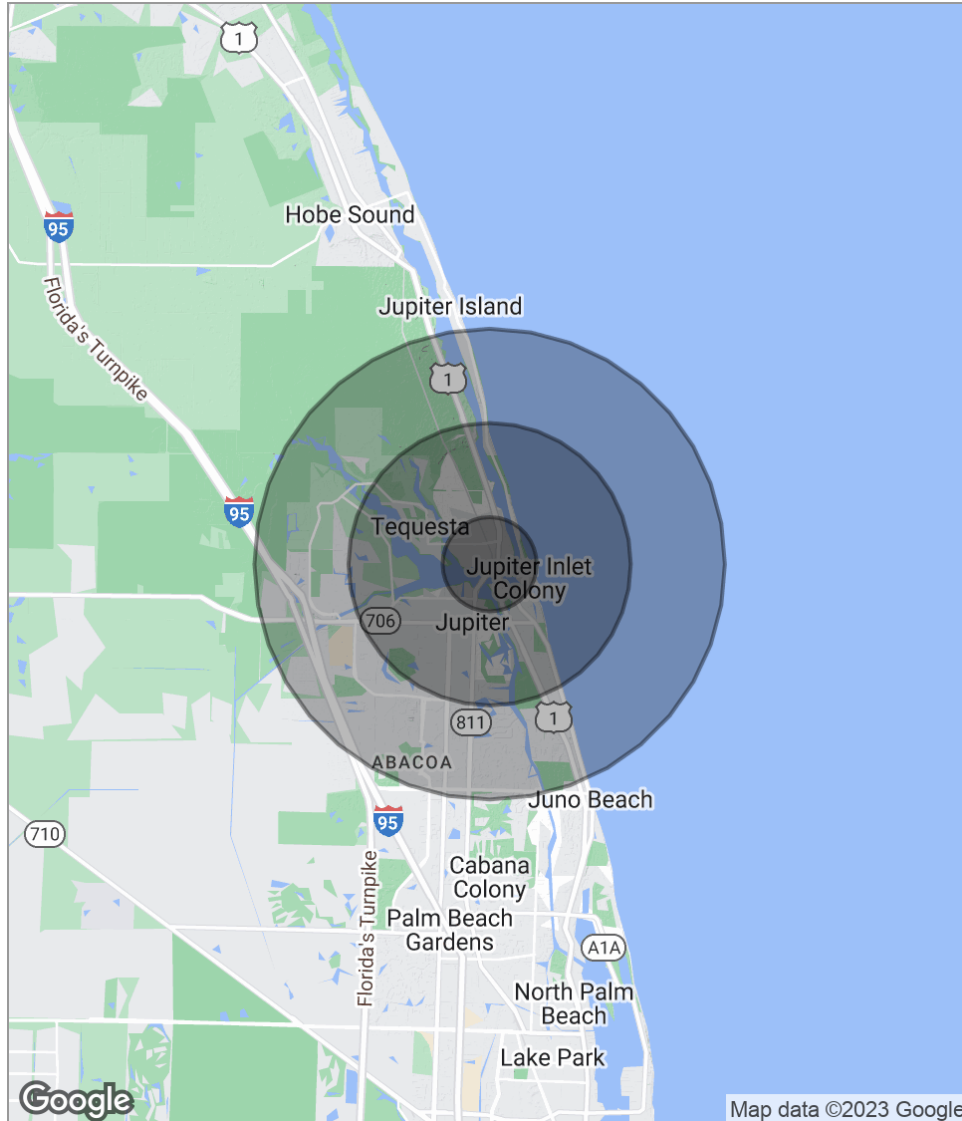
Retail Map



Location Map



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,365	38,412	79,525
Median age	48.2	45.7	44.6
Median age (Male)	47.6	45.3	44.6
Median age (Female)	48.0	45.7	44.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,810	16,017	32,871
# of persons per HH	2.3	2.4	2.4
Average HH income	\$97,351	\$100,999	\$104,030
Average house value	\$381,883	\$440,797	\$436,943

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	13.3%	16.4%	12.5%

RACE (%)

	1 MILE	3 MILES	5 MILES
White	89.2%	89.3%	90.1%
Black	2.7%	2.2%	2.5%
Asian	1.3%	1.4%	2.0%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.2%	0.2%
Other	4.9%	5.5%	3.9%

* Demographic data derived from 2020 ACS - US Census



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