



ROYAL PALM OFFICE BUILDING

164 W ROYAL PALM ROAD | BOCA RATON, FL



KRISTY WHELCHER HARTOFILIS
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561.939.6635





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SUMMARY

Mediterranean style two-story office building ideal for owner/user located in Downtown Boca Raton. A rare opportunity to own this freestanding 4,727 square foot gem, only one block off Palmetto Park Road and NW Boca Raton Blvd. Site consists of 15,000 square feet/land with 21 parking spaces including three covered space for a parking ratio of 4.6/1,000.



SALE PACKAGE

\$1,400,000

15,000 square feet/land

4,727 square feet/building

Great Owner/User Opportunity

Downtown Boca Raton

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FACILITY INFORMATION

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address | 164 W. Royal Palm Road |
| Year Built | 1987 |
| Building Size | 4,727 square feet/building |
| Property Size | 15,000 square feet/land |
| First Floor | 1,745 square feet |
| Second Floor | 2,982 square feet |
| Parking | 21 parking spaces (3 covered) |
| Zoning | LB, Limited Business |
| Location | City of Boca Raton, Palm Beach County |
| Construction | CBS Block construction |
| Utilities | One electric meter, On-site septic tank |
| HVAC | # of package roof units |
| Roof | Original |
| Lot Size | Site is 100' x 150' |
| Legal Description | Lots 60 and 61, of the Amended Plat to supercede plat of J.E. Ingraham's addition to Boca Raton, as recorded in Plat Book 8, Page 54, of the Public Records of Palm Beach County, Florida |



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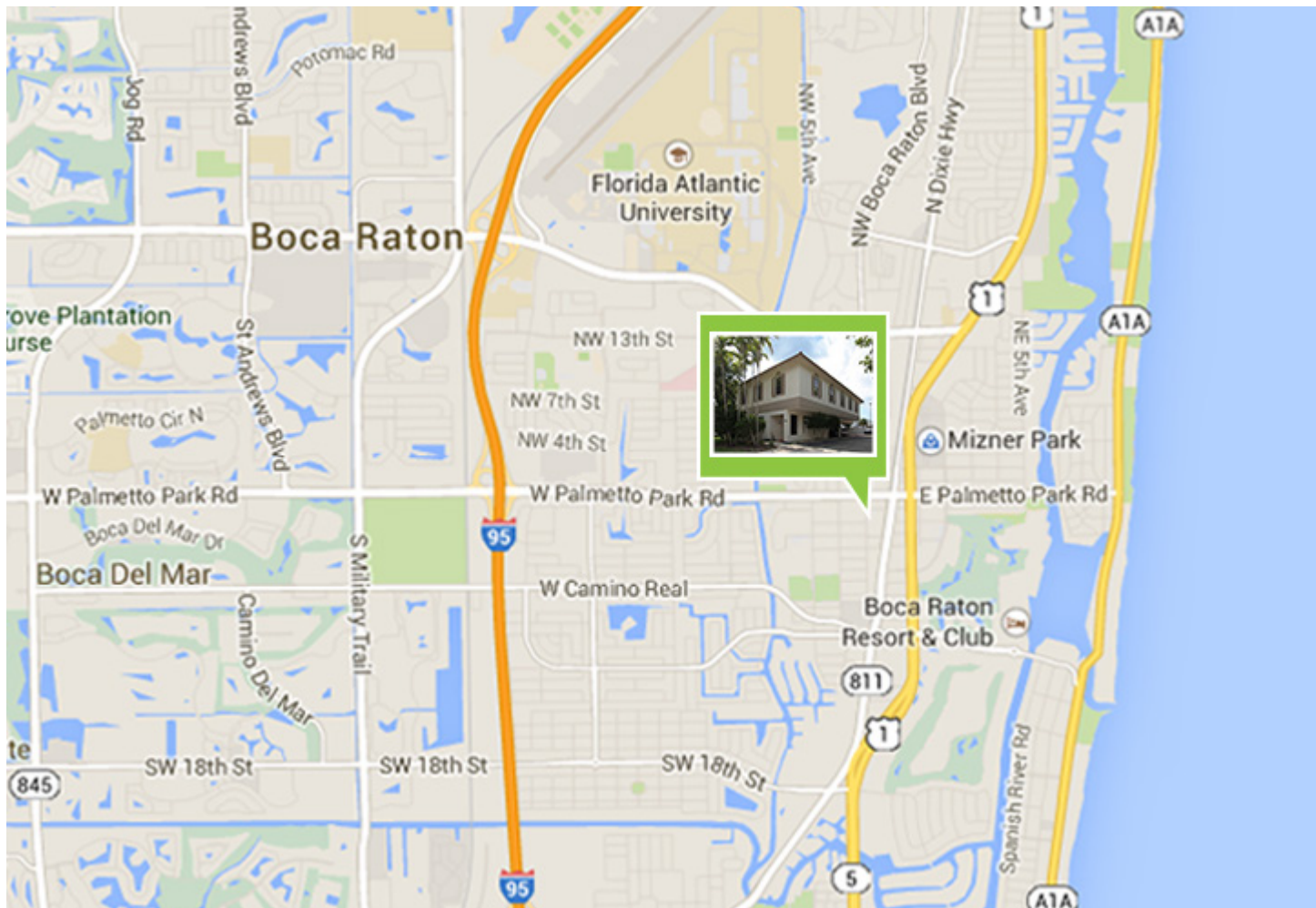




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AREA MAP



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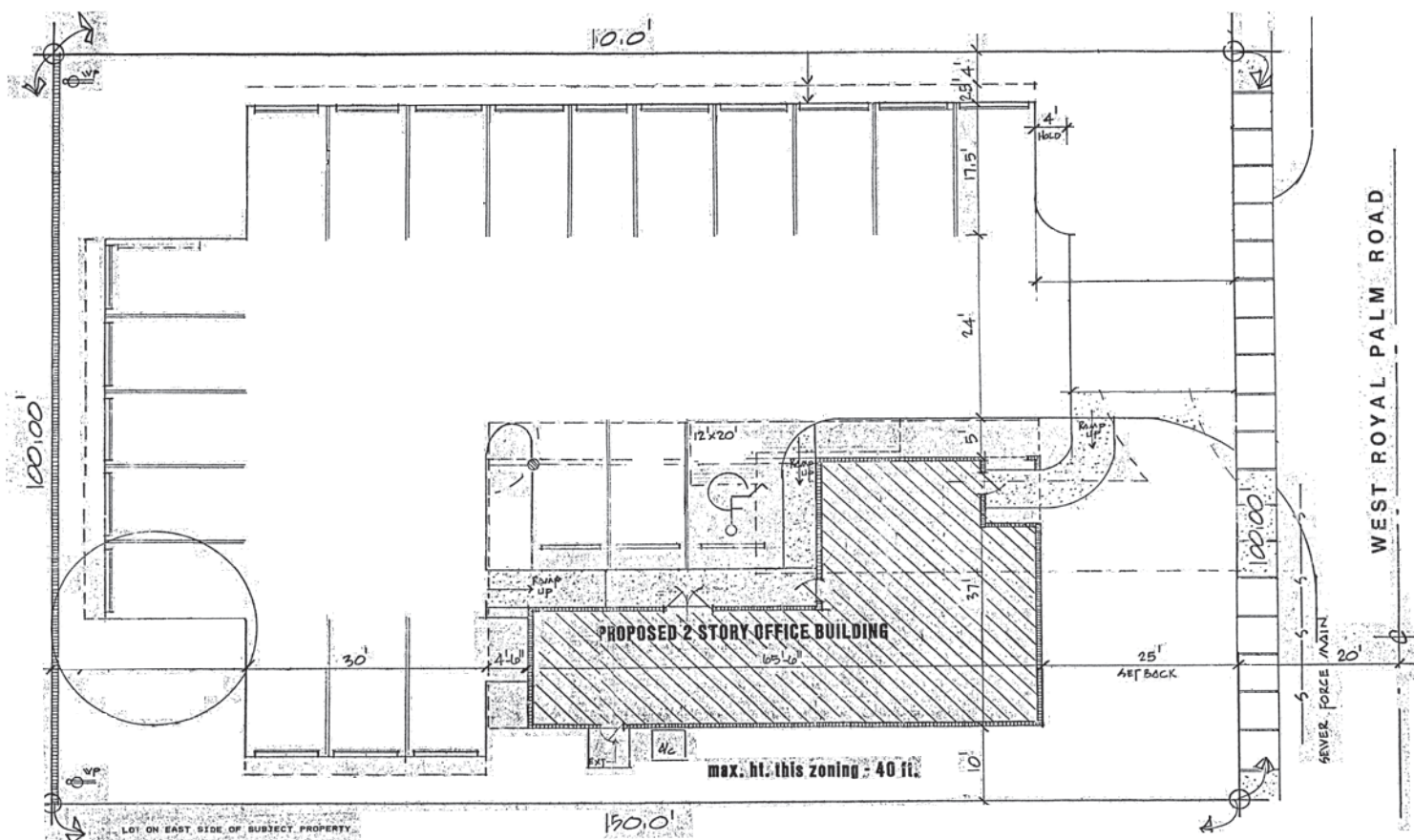




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SITE SURVEY



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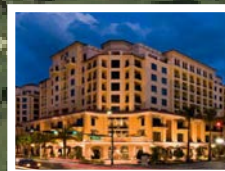
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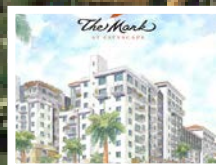
BIRDS EYE AERIAL



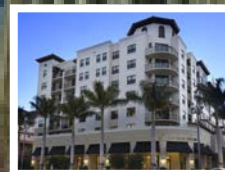
Lake Boca



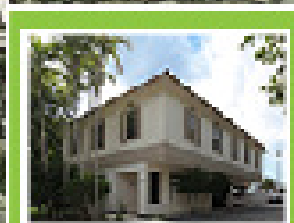
Royal Palm Place



The Mark at Cityscape



Camden Luxury Apartments



164 W Royal Palm Rd

Federal Highway

Dixie Highway

Palmetto Park Road

Palmetto Park Road

HOUSTON'S

Proposed



Tower 155



Mizner Park

City Hall



The Seed



Boca Raton Library

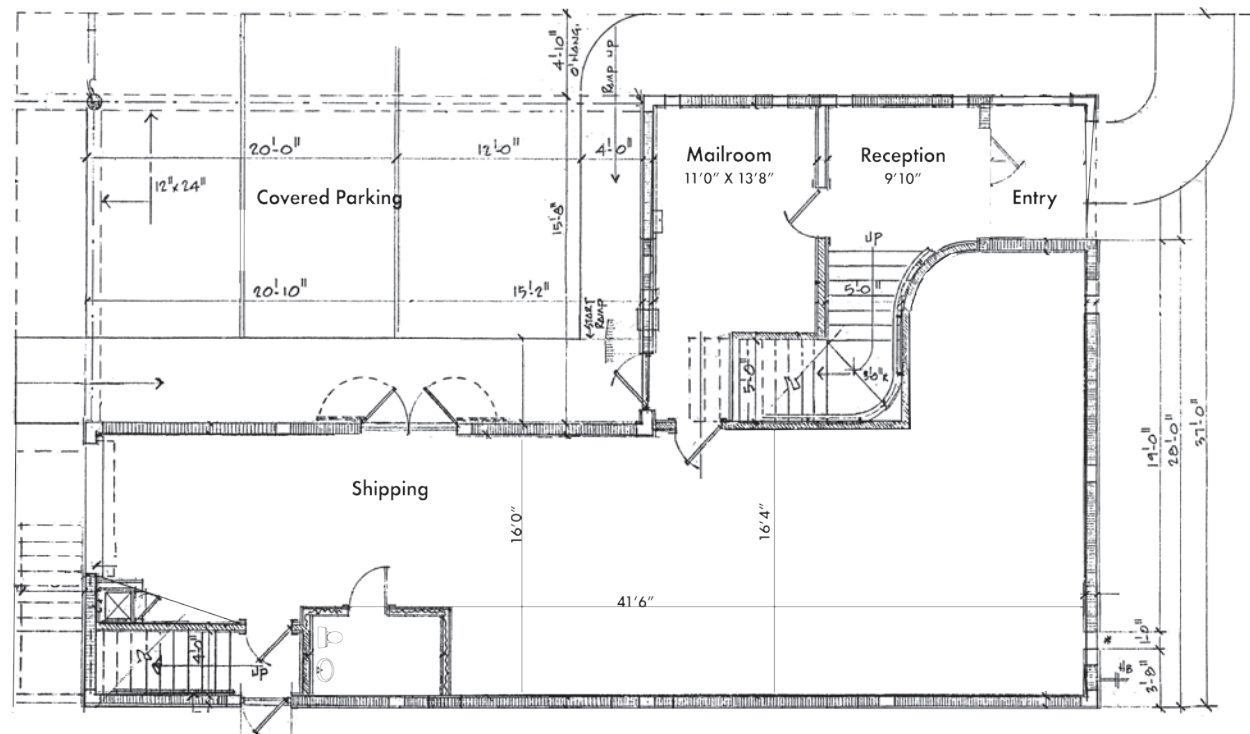




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FIRST FLOOR



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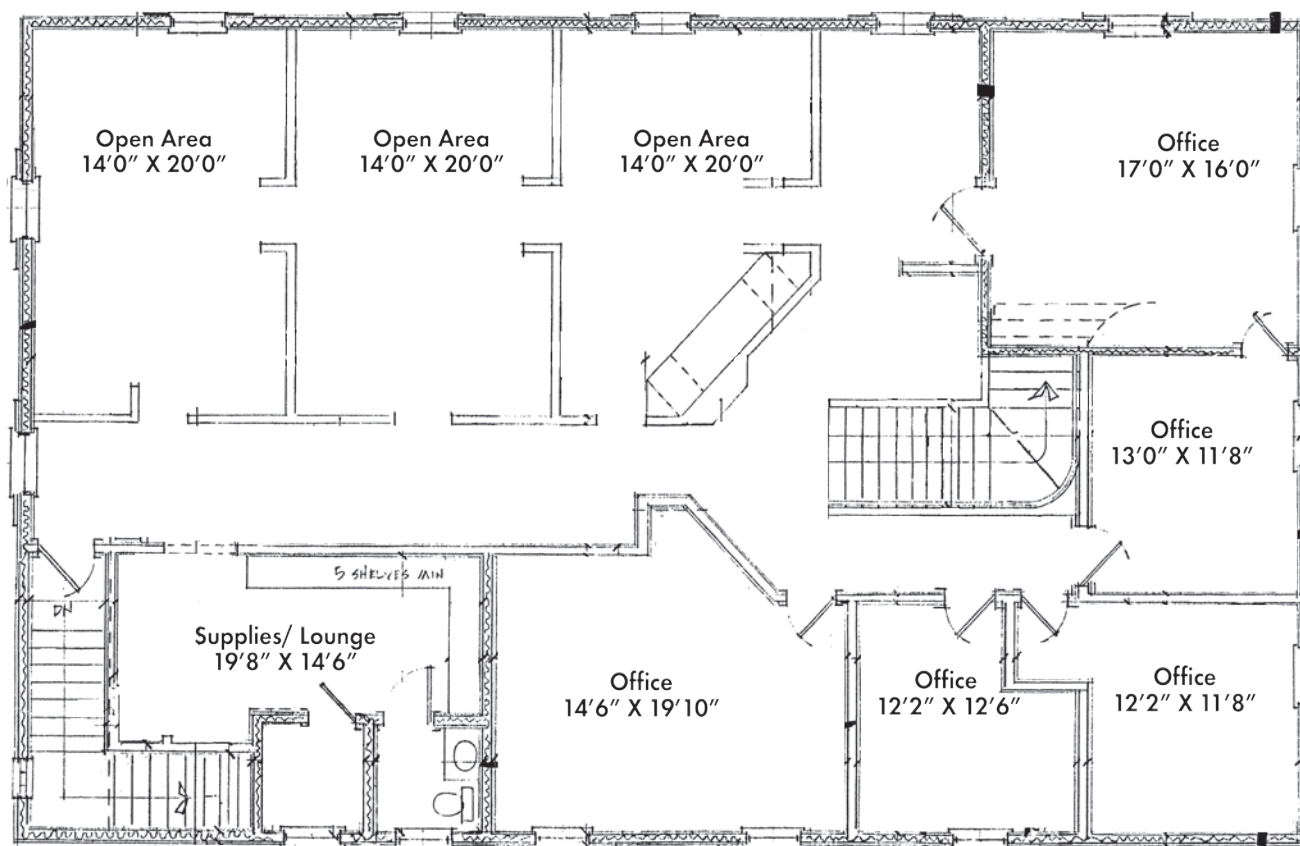




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SECOND FLOOR



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