

FOR SALE

25,952 SF Office Building | 1.51 Acres

Value Add Opportunity
Below Replacement Cost

7251 W PALMETTO PARK RD.
BOCA RATON, FL

\$6,200,000

Atlantic Commercial Group is pleased to present this Offering Memorandum for the exclusive sale of the Property located at 7251 W. Palmetto Park Road in Boca Raton, Florida.

The Property consists of a ±25,942 SF three-story office building situated on a ±1.51-acre site in Central Boca Raton. This Class “B+” building features two (2) ground floor suites and 2 floors above with professional, office and medical tenants.

Over the last six months, the Property has been fully renovated with new bathrooms on all floors, upgraded common areas including flooring, painting and carpeting.

Fronting directly on Palmetto Park Road, a major east-west artery serving Boca Raton and surrounding areas, this Property has exceptional visibility and is located only a few minutes to I-95 and the Florida Turnpike.



EXTERIOR



SUBJECT PROPERTY
7251 W PALMETTO PARK RD
BOCA RATON, FL 33433

DEL MAR
SHOPPING VILLAGE
SUSHI SAKE
CHASE

GARDEN SHOPS AT BOCA DEL MAR
CHIPOTLE MEXICAN GRILL, Sals', Jersey Mike's SUBS, AT&T, Sushi Yama, menchie's, T Mobile, Publix

HIGHLIGHTS



BUILDING SIZE
25,952 SF



LOT SIZE
1.51 ACRES



YEAR BUILT
1986



HEIGHT
3 STORIES



PARKING
119 SPACES



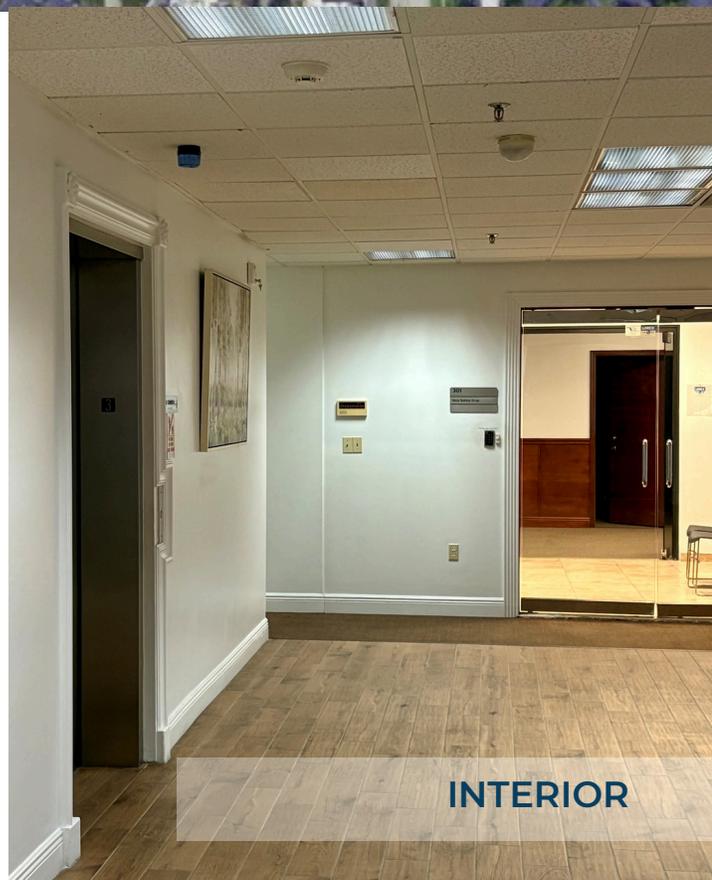
TENANCY
MULTI



ZONING
CG



ELEVATOR
YES



INTERIOR