

# J. D. Block Services, Inc.

Licensed Real Estate Brokers

**1114 N. Federal Highway  
Boynton Beach, FL 33435**

## **Sales Package**

### **Disclaimer and Notice to Buyer**

The information included in this summary is provided "ONLY AS AN INTRODUCTION TO THE PROPERTY". All parties interested in purchasing should base their final decision on the results of their own independent inspection of the property. All parties should satisfy themselves as to the compliance of the property to all governmental governing bodies pertaining to legal, environmental or physical conditions of the title or property. All financial data provided is given for information purposes and is not guaranteed. All parties should perform their own market feasibility study to determine the soundness of the financial data provided. The Owner, Agent and all parties acting on behalf of the Owner or Agent hereby make no representations as to the accuracy or completeness of the information included in this summary. This information is believed to be accurate, we are not responsible for misstatements of facts, errors or omissions, prior sale, changes of price or withdrawal from the market without notice.

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**[www.jdblockservices.com](http://www.jdblockservices.com)**

## 1114 N. Federal Highway

### **BUILDING**

<b>Location:</b>	<b>1114 N. Federal Highway, Boynton Beach, FL 33435</b> The property is located on east side of N. Federal Highway (also known as US 1) between the major arteries of Gateway Blvd. and Boynton Beach Blvd., just north of NE 48 St., in the eastern Boynton Beach, Palm Beach County, Florida. This area of US 1 is very close to the intracoastal waterway.
<b>Building Area:</b>	3,166 square feet (per Palm Beach County Tax Appraiser). The property was built in 1950 and has since been renovated.
<b>Land Size:</b>	17,679 square feet (.41± Acres ) (per Palm Beach County Property Appraiser).
<b>Zoning:</b>	<b>Front</b> - C4 - City of Boynton Beach <b>Back</b> - R3 - City of Boynton Beach  Legal non-conforming, Built prior to current zoning code, it grand fathered in to a conforming use.
<b>Real Estate Taxes:</b>	\$12,761 for 2009 (assessed for 2009 at \$520,954)
<b>Folio Number:</b>	08-43-45-22-00-003-0010 (Palm Beach County)
<b>Legal:</b>	22-45-43, N 83 FT OF S 248 FT OF WLY 213.86 FT OF GOV LOT 3 LYG E OF US HWY NO 1 AS IN OR 1709 P 430
<b>Parking:</b>	16 marked parking spaces, but additional parking on side and in front.

**ASKING PRICE:      **MAKE OFFER****

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## Building Photographs

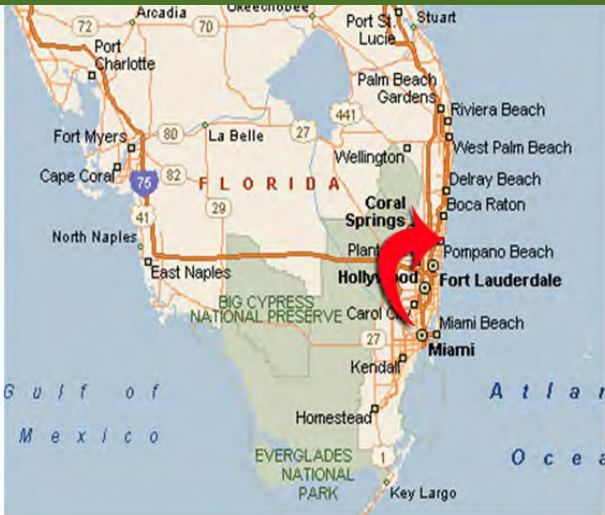


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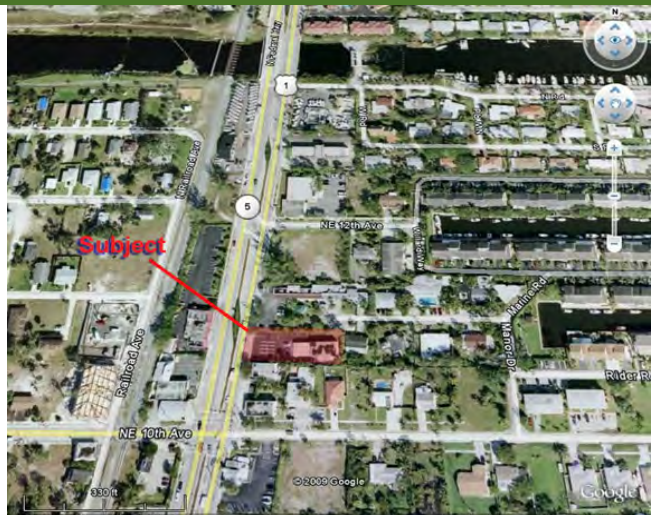
**J.D. Block Services, Inc.**

# Building Location Map

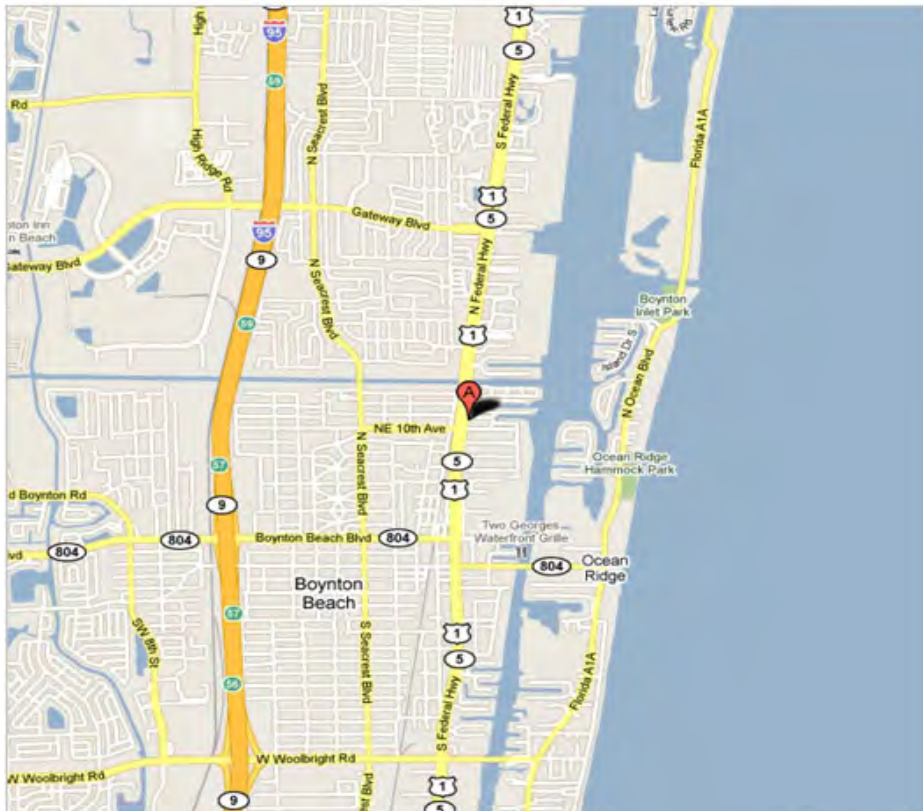
South Florida Area Location Map



Aerial Location Map



Property Location Map



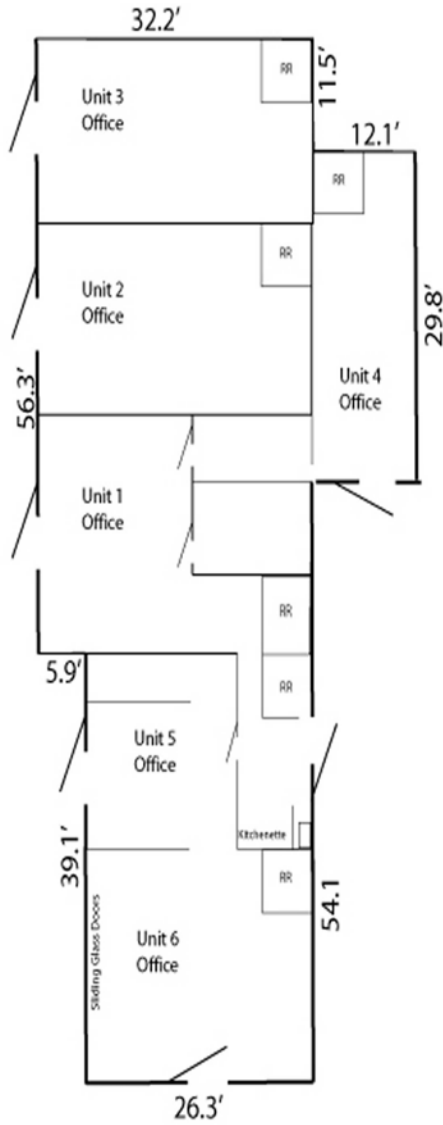
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# Building Site Plan

## Building Floor Plan



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# Interior photos

Office Suite 6 (Front)



Office Suite 3



Office Suite 1



Normal Rest Room in Building



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