

810 Park Ave
Lake Park, FL 33403

Sale Price
\$ 2,400,000

Introducing 810 Park Ave, Lake Park, FL, a prime opportunity for the savvy Office/Office Building investor. This 8,931 SF building, built in 1967, offers flexible space designed to meet the needs of modern business operations. Zoned PADD, this property presents a wealth of possibilities for a discerning investor seeking a strategically located asset. With a single unit, this property provides a compelling opportunity for value-added improvements and customization. Seize the chance to elevate your investment portfolio with this promising property in the vibrant Lake Park area.



Chip Armstrong
Director of Commercial Sales

561.371.3787
chiparmstrong@keyes.com



Liz Nunes
Director of Luxury Sales

561.351.4529
liznunes@keyes.com

The Keyes Company 11290 Legacy Ave, 210, Palm Beach Gardens, FL 33410 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



Property Description

Introducing 810 Park Ave, Lake Park, FL, a prime opportunity for the savvy Office/Office Building investor. This 8,931 SF building, built in 1967, offers flexible space designed to meet the needs of modern business operations. Zoned PADD, this property presents a wealth of possibilities for a discerning investor seeking a strategically located asset. With a single unit, this property provides a compelling opportunity for value-added improvements and customization. Seize the chance to elevate your investment portfolio with this promising property in the vibrant Lake Park area.

Property Highlights

- 8,931 SF building

Offering Summary

Sale Price:	\$2,400,000
Number of Units:	1
Lot Size:	24,994 SF
Building Size:	8,931 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	557	1,362	5,993
Total Population	1,715	4,184	16,092
Average HH Income	\$81,398	\$82,333	\$80,882



Chip Armstrong
Director of Commercial Sales

561.371.3787
chiparmstrong@keyes.com



Liz Nunes
Director of Luxury Sales

561.351.4529
liznunes@keyes.com

The Keyes Company 11290 Legacy Ave, 210, Palm Beach Gardens, FL 33410 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



Chip Armstrong
Director of Commercial Sales

561.371.3787
chiparmstrong@keyes.com

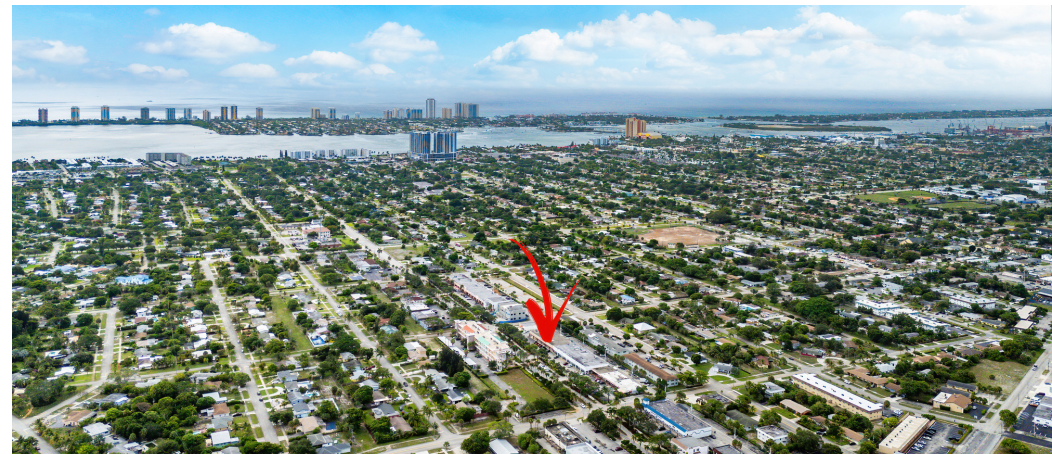
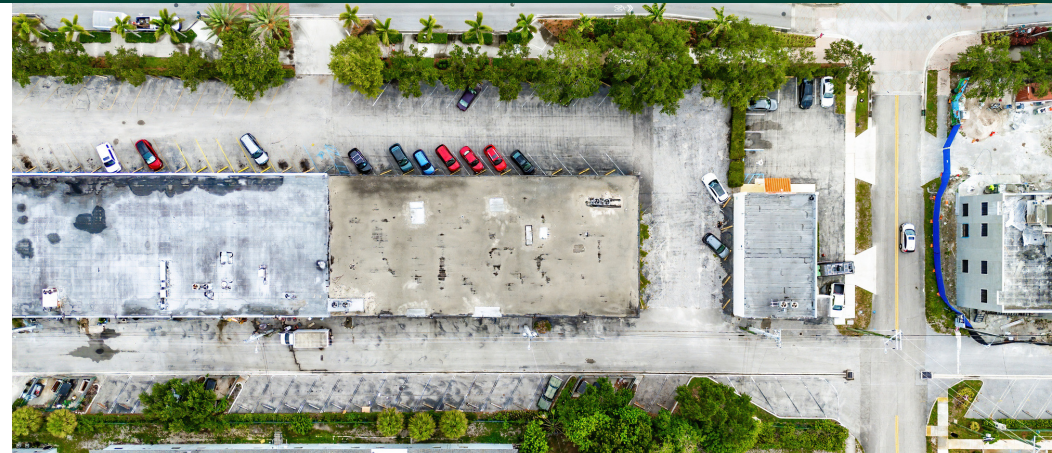


Liz Nunes
Director of Luxury Sales

561.351.4529
liznunes@keyes.com

The Keyes Company 11290 Legacy Ave, 210, Palm Beach Gardens, FL 33410 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



Chip Armstrong
Director of Commercial Sales

561.371.3787
chiparmstrong@keyes.com

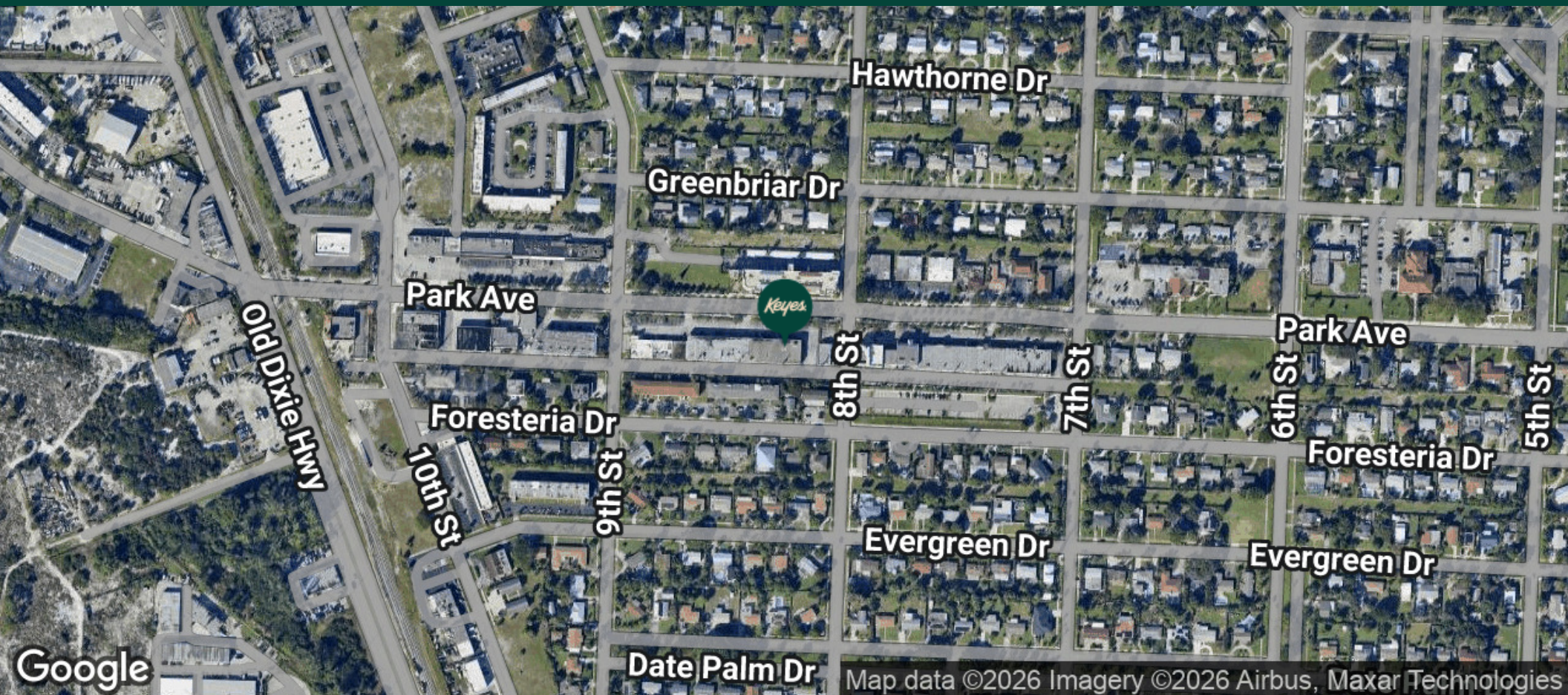


Liz Nunes
Director of Luxury Sales

561.351.4529
liznunes@keyes.com

The Keyes Company 11290 Legacy Ave, 210, Palm Beach Gardens, FL 33410 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



Chip Armstrong
Director of Commercial Sales

561.371.3787
chiparmstrong@keyes.com



Liz Nunes
Director of Luxury Sales

561.351.4529
liznunes@keyes.com

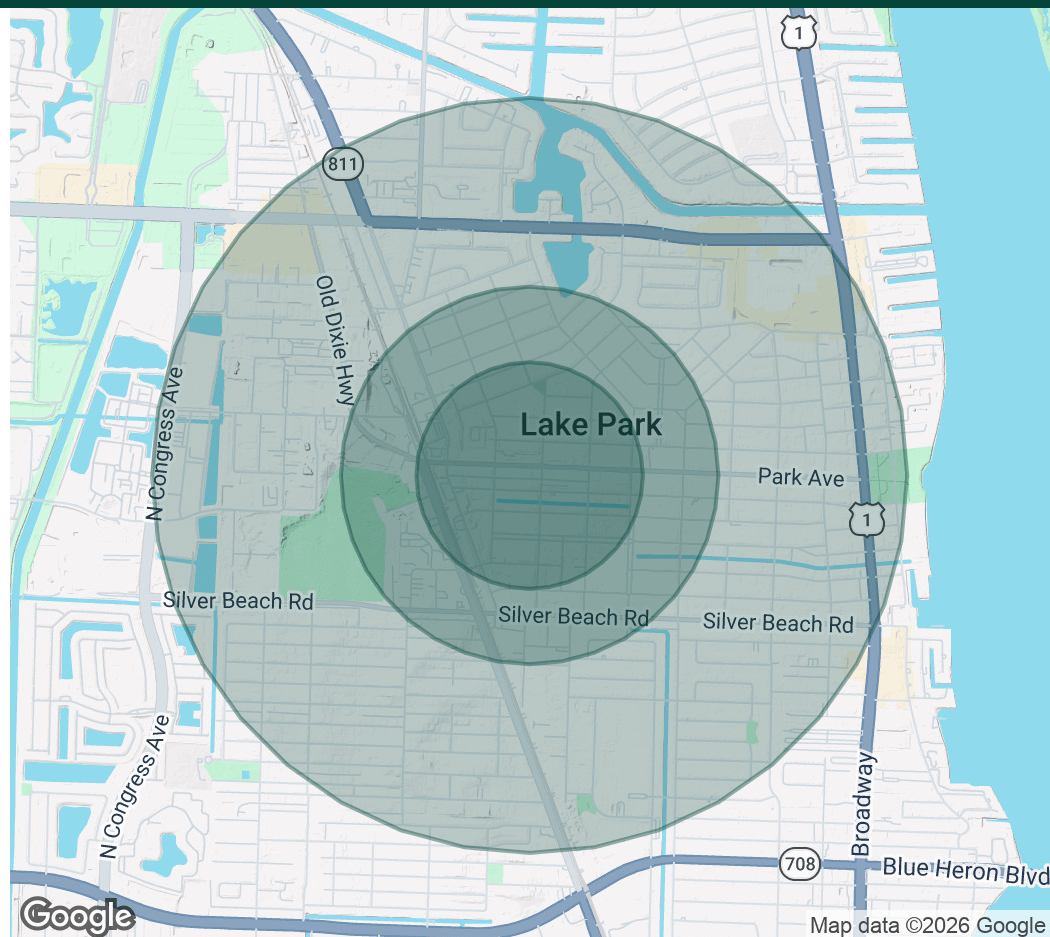
The Keyes Company 11290 Legacy Ave, 210, Palm Beach Gardens, FL 33410 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,715	4,184	16,092
Average Age	39	38	40
Average Age (Male)	38	38	39
Average Age (Female)	39	39	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	557	1,362	5,993
# of Persons per HH	3.1	3.1	2.7
Average HH Income	\$81,398	\$82,333	\$80,882
Average House Value	\$576,976	\$518,367	\$397,848

2020 American Community Survey (ACS)



Chip Armstrong
Director of Commercial Sales

561.371.3787
chiparmstrong@keyes.com



Liz Nunes
Director of Luxury Sales

561.351.4529
liznunes@keyes.com

The Keyes Company 11290 Legacy Ave, 210, Palm Beach Gardens, FL 33410 [keyescommercial.com](https://www.keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.