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Investor/Owner-User Opportunity

THE WALDORF BUILDING | 1509 N Military Trail | West Palm Beach, FL

Colliers presents this 6,494 SF freestanding office building located in West Palm Beach on the highly trafficked Military Trail. This two-story building was recently renovated with quality finishes and would greatly serve an investor or owner-user, looking to establish themselves in this market.

FEATURES

- Renovated in 2015 with Class A office build-out and premium finishes
- Oversized, paved land parcel for additional parking or development
- Ideal for an investor or owner/user
- Positioned on Military Trail, a major north-south arterial road, with easy access to surrounding amenities
- Long-term billboard revenue in-place
- New large pylon signage at entrance
- Minutes to Downtown West Palm Beach, Palm Beach International Airport, Interstate 95 and Florida's Turnpike Interchanges
- High-density multifamily zoning allows for future redevelopment opportunity

Asking Price:

\$1,494,600

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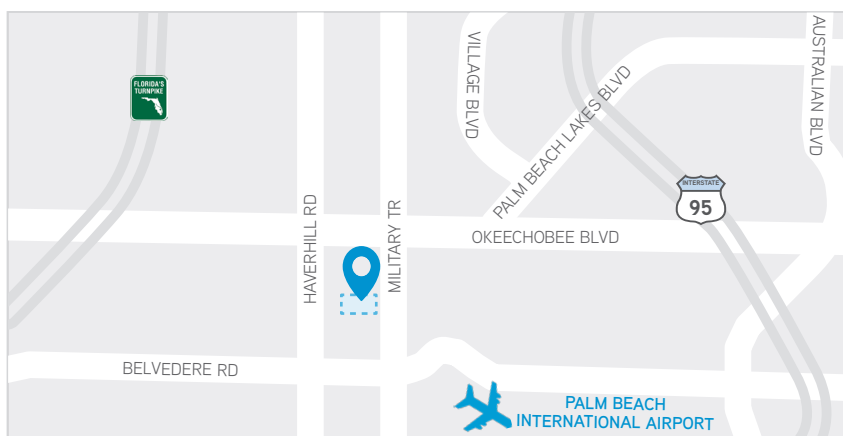
Specifications

Address	1509 N Military Trail West Palm Beach, FL 33409
Occupancy	100% (by owner and one additional tenant)
Year Built	1978/Renovated in 2015
Zoning	RH/CG - Multi-Fam (High)/ Gen Comm (00-Unincorporated)
County	Palm Beach
Frontage	100' on Military Trail
Total Land	±0.71 Acres/±30,801 SF
Building Size	±6,494 SF
Parcel ID	00-42-43-25-00-000-3530
Parking	Approximately 40 surface spaces (Ratio: 6.00/1,000 SF)
Closest Retailers	Marshall's, Ross, Party City, David's Bridal, Petco, Winn-Dixie, Big Lots, 7-Eleven, AutoZone, Dollar Tree, Foot Locker, Rent-A-Center, Badcock Home Furniture, Walmart, CVS Pharmacy, Lowe's
Closest Restaurants	Starbucks, PDQ, Wendy's, Little Caesar's Pizza, McDonald's, IHOP, Buffalo Wild Wings, Dunkin Donuts, Applebee's, Boston Market, Zuccarelli's Italian Restaurant and Bar, Taco Bell, Chili's, La Granja, KFC, Arby's, Burger King
Closest Banks	TD Bank, Bank of America, PNC Bank, Wells Fargo

AERIAL OVERVIEW



BOUNDARY MAP



TWO HIGHWAY INTERCHANGES NEARBY

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