

# Retail Strip Center For Sale

**22,950 sf, \$2,650,000 (\$115 rsf)**



- **Location:** 1950 – 1980 Congress Ave, Palm Springs, Fl
- **Bldg:** 22,950 rsf, multiple retail units/offices.
- **Lot Size:** 1.7 acres
- **Bldg type:** Poured concrete/ glass storefronts; brick veneer
- **Roof:** Metal joists with insulation.
- **Parking:** 91; (4.6:1 ratio)
- **Features:** Monument sign directly fronting Congress Ave
- **Zoning:** CG, Village of Palm Springs
- **Utilities:** FPL, Bellsouth, Palm Springs water and sewer.
- **Financials:** 2008 projected “net” revenues: \$319,000; expenses: \$113,363; NOI: \$205,650, for a cap rate of 7.8%
- **Folio:** 70-43-44-08-04-000-0552

 **CORNERSTONE  
REALTY, INC.**

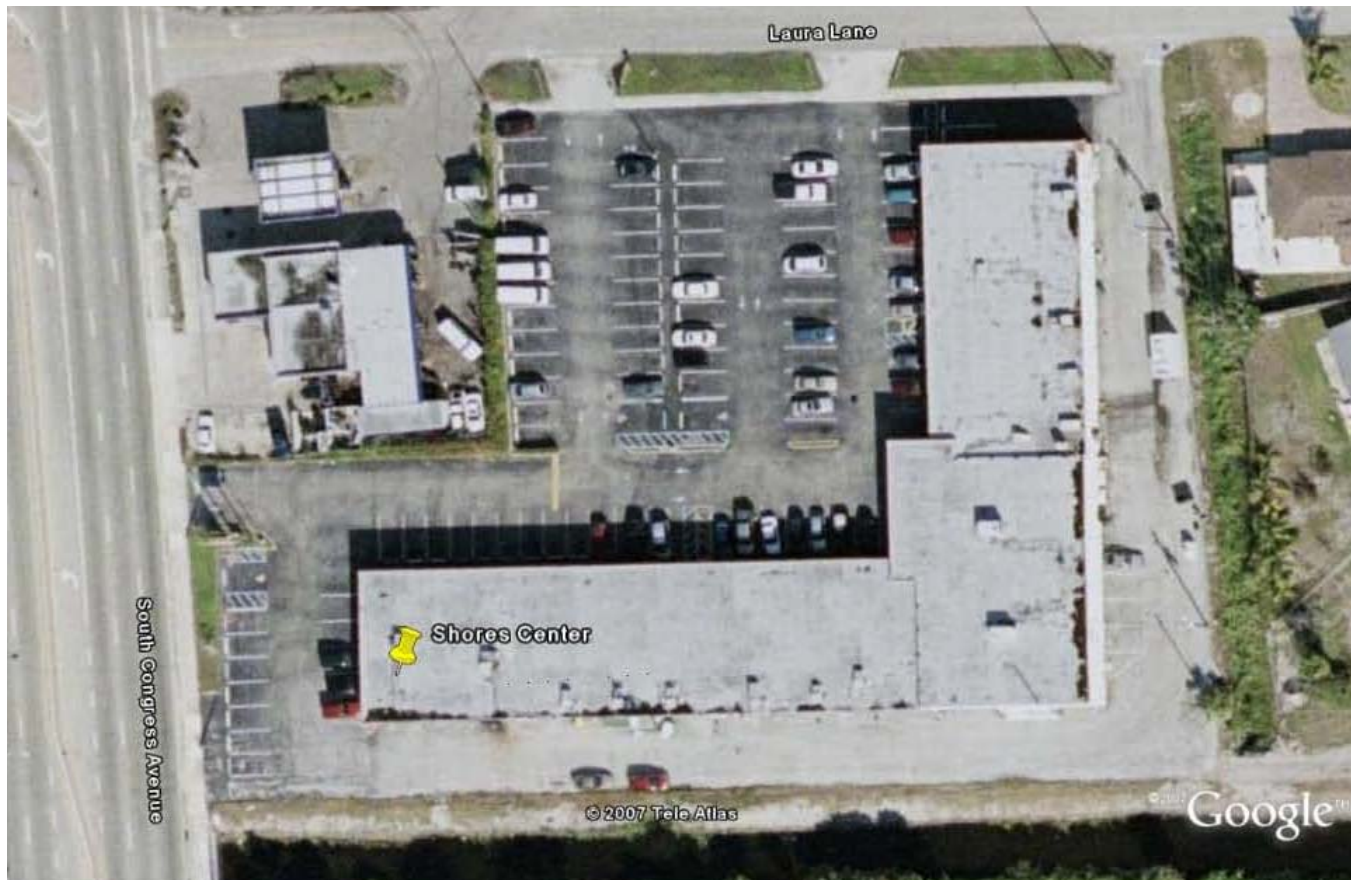
For Information Call:  
**FREDERICK J. SCHMIDT, CCIM**  
**(561) 793-9810**

  
Individual Member

 **Cornerstone**  
Realty Inc

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Note: This offering subject to errors, omissions,  
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# 1950—1980 Congress Ave, West Palm Beach, Fl

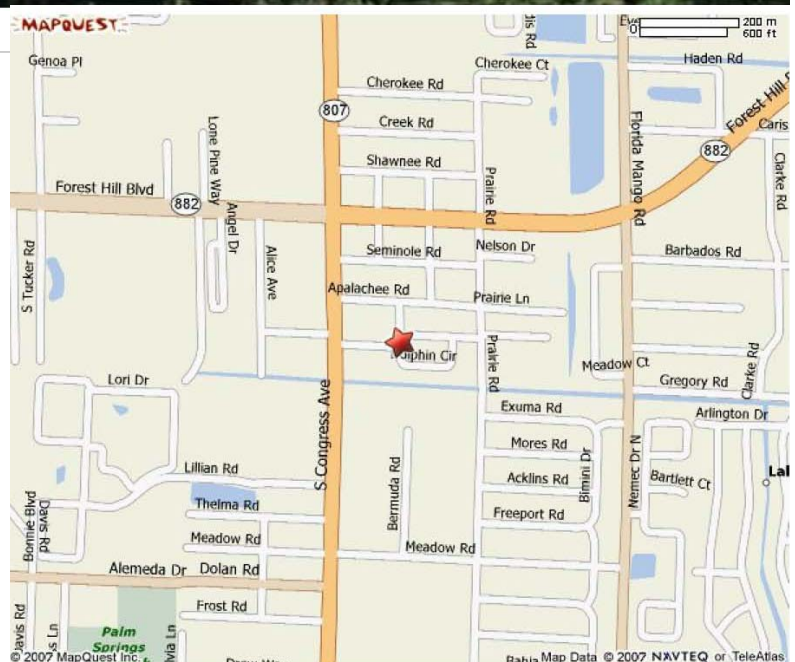


For Information Contact:  
Cornerstone Realty Inc.



Frederick J. Schmidt, CCIM  
Tel 561-793-9810  
Fax 561-793-9914  
fjs2@cri-re.com  
www.cri-re.com

John F. Schmidt, Sales Associate  
(cell) 561-264237  
Tel 561-793-9810  
Fax 561-793-9914  
fjs2@cri-re.com  
www.cri-re.com



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