



FOR SALE

608 N Dixie Hwy - 610 N Dixie Hwy
LANTANA, FL 33462



OFFERING SUMMARY

608-610 N DIXIE HIGHWAY, LANTANA, FL 33462

APEX Capital Realty is pleased to present an exceptional low basis opportunity At 608 N Dixie Hwy & 610 N Dixie Hwy in Lantana, Florida. The vacant two-story property and vacant Retail/Medical/Office + warehouse assets offer the rare opportunity to do a complete new lease up at 2025 market rates, but with an acquisition priced as if the property sold prior to COVID's overly-inflated property value assumptions by Tri-County sellers.

608's ground floor includes two garage/warehouse spaces. While the second floor features a fully renovated space that can serve an office above a different Use below on Level 1.

610's front space is designed for a medical practice, featuring a finished buildout featuring 7 offices/exam rooms. The separated back space of the property actually includes a versatile warehouse/showroom space with +20' ceiling height and a unique 2nd level mezzanine custom-built club/man cave - though without a city permit. Seller will provide plans to cure the buildout directly with the city (thus far there have been 2 rounds of constructive comments) or the seller will demolish the mezzanine and cure the issue with the city prior to closing).

Permissible uses include FLEX, Light Auto, Retail, Medical, and Office.

Location Address	608 N Dixie Hwy - 610 N Dixie Hwy
Assemblage Property Type	Commercial, Flex warehouse
Total Lot Size	11,326 SF
Total Building Size	7,342 SF
Tenancy	100% Vacant
Building Size 608 N Dixie	2,464 SF
Building Size 610 N Dixie	4,908 SF
Zoning	C1-Neighborhood Commercial (40-Lantana)
Request for proposal Deadline	February 28, 2025
Asking Price	\$1,600,000

610 N DIXIE HWY



608 N DIXIE HWY



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608 N Dixie Interior Photos

LEVEL 1 - SPACE 1



LEVEL 1 - SPACE 2



Level 2 - Office Space



610 N Dixie Interior Photos



Back Unit







SOUTH VIEW

LANTANA BEACH

HYPOLUXO ISLAND



SUBJECT PROPERTY

LANTANA

LAKE WORTH BEACH



LOCATION HIGHLIGHTS AND MAP OVERVIEW

The property features close proximity to Lantana Beach and Lake Worth Beach, as well as great operators such as Chik-fil-A, El Car Wash, 7-Eleven, Dollar Tree, Old Key Limehouse, and Lantana Shopping Center - anchored by Publix.



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



ADVISOR

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