



**FOR SALE**

**610 N Dixie Hwy**  
LANTANA, FL 33462



# OFFERING SUMMARY

610 N DIXIE HIGHWAY, LANTANA, FL 33462

This unique property offers exceptional value and is priced to sell. The front portion is designed for a medical practice, featuring a custom buildout with great potential for the next operator to update cosmetically. The separated back space of the property actually includes a versatile warehouse/showroom space with 20-foot ceilings and a unique, custom-built club/man cave. Additionally, the rear end of the property is equipped with a garage rolling door, currently partially concealed by drywall, which can easily be reopened for full functionality.

The vacant property presents an excellent opportunity for an owner-user to occupy one section while generating rental income from the other, or to utilize the entire building to meet their business needs.



## PROPERTY OVERVIEW

<b>Location Address</b>	610 N Dixie Hwy	<b>Building Size</b>	4,908 SF
<b>Municipality</b>	Lantana	<b>Lot Size</b>	8,276 SF
<b>Property Type</b>	Industrial	<b>Asking Price</b>	\$1,250,000
<b>Property Subtype</b>	Medical Office, Retail Space, Office/Warehouse, Showroom		



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. ©2024 APEX CAPITAL REALTY LLC.

JOSH ROSA | JOSHROSA@APEXCAPITALREALTY.COM

# LOCATION HIGHLIGHTS AND MAP OVERVIEW



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

# SOUTH VIEW

LANTANA BEACH

HYPOLUXO ISLAND

LANTANA

SUBJECT  
PROPERTY

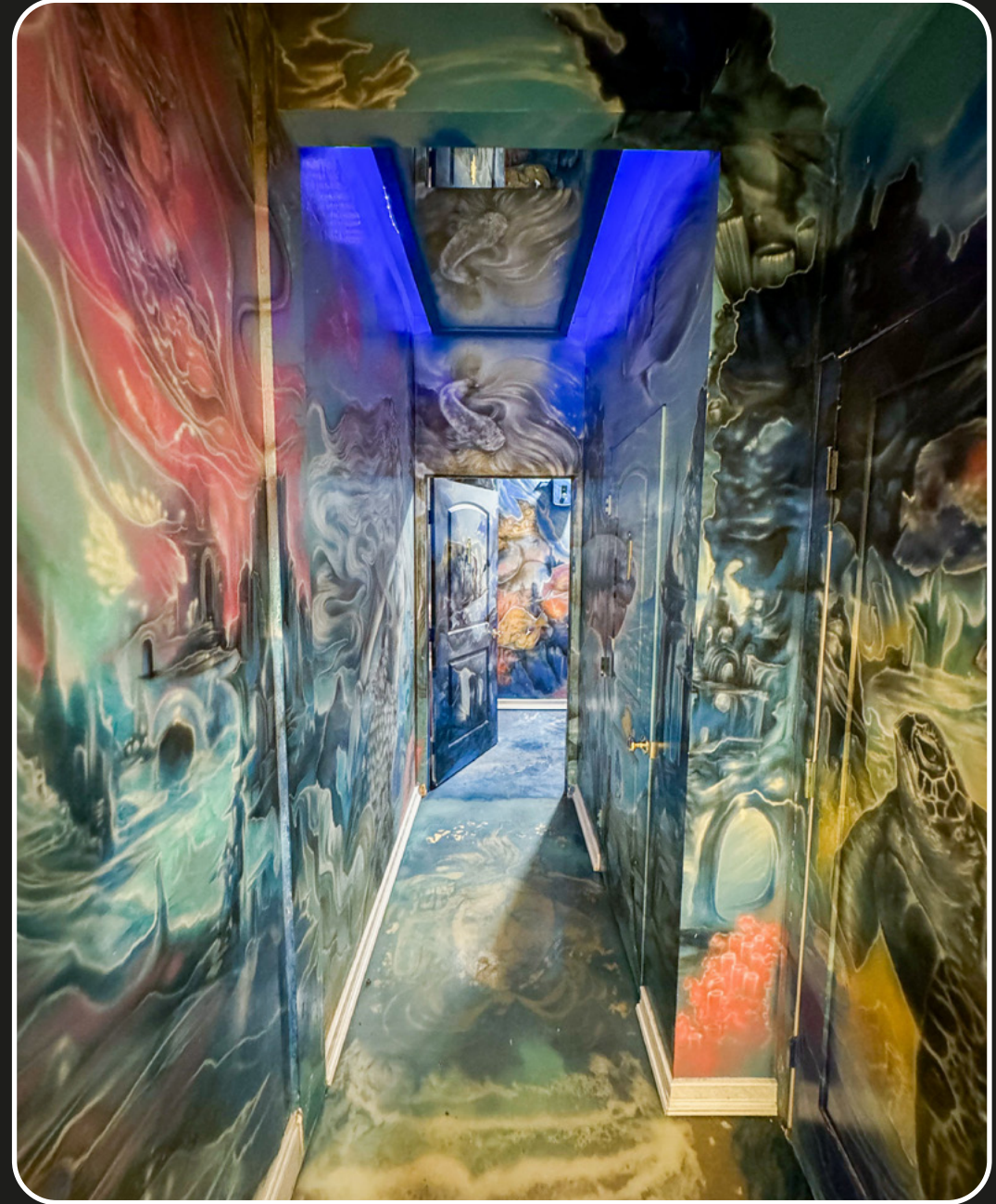
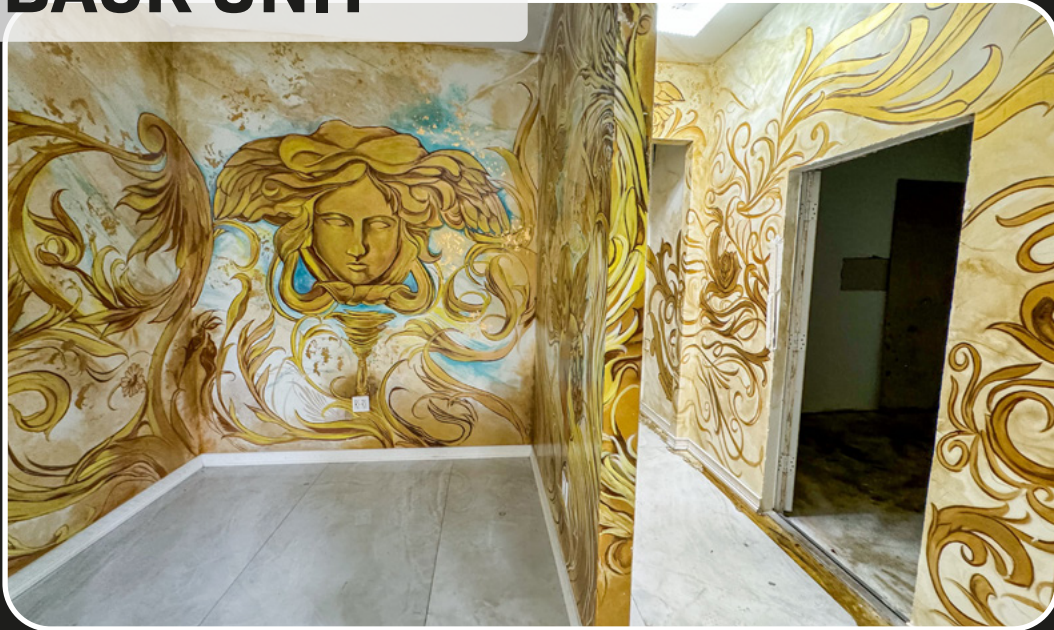
LAKE WORTH BEACH



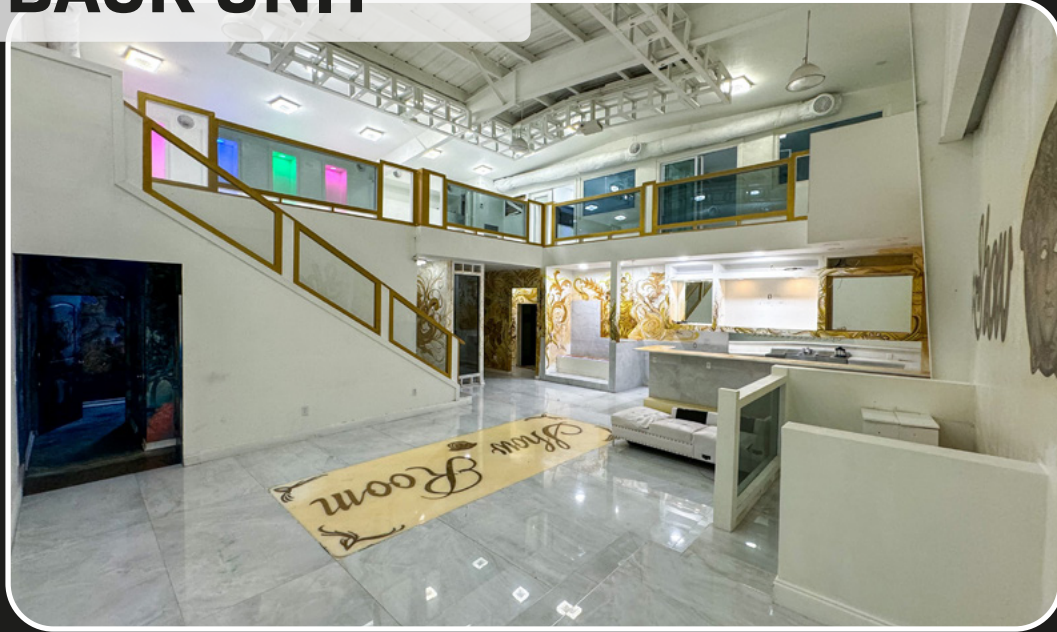
# FRONT UNIT



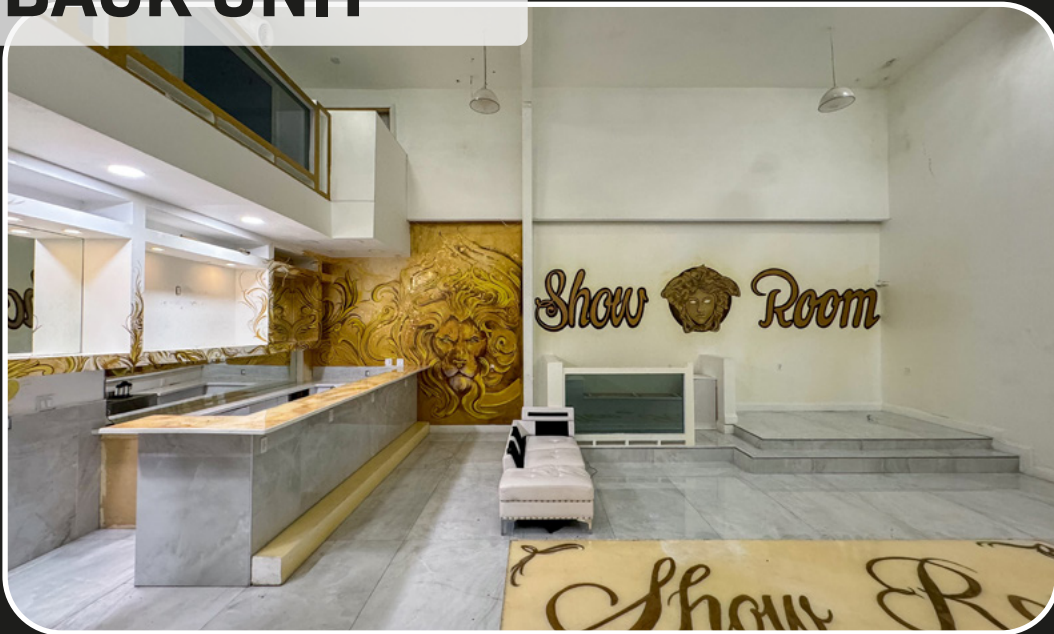
# BACK UNIT



# BACK UNIT

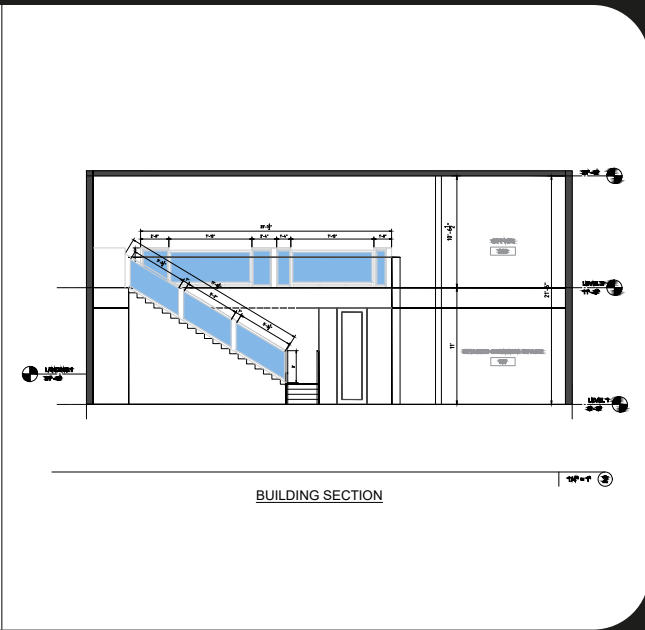
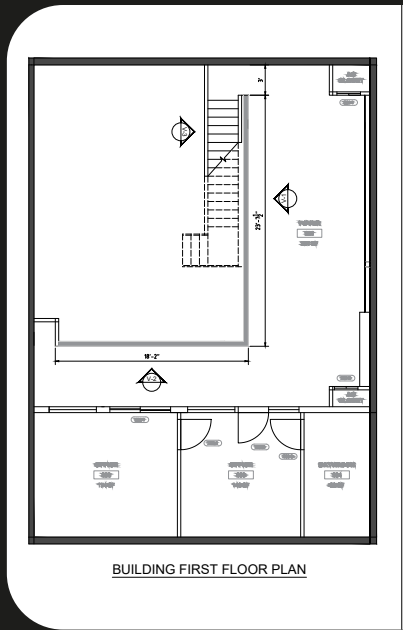
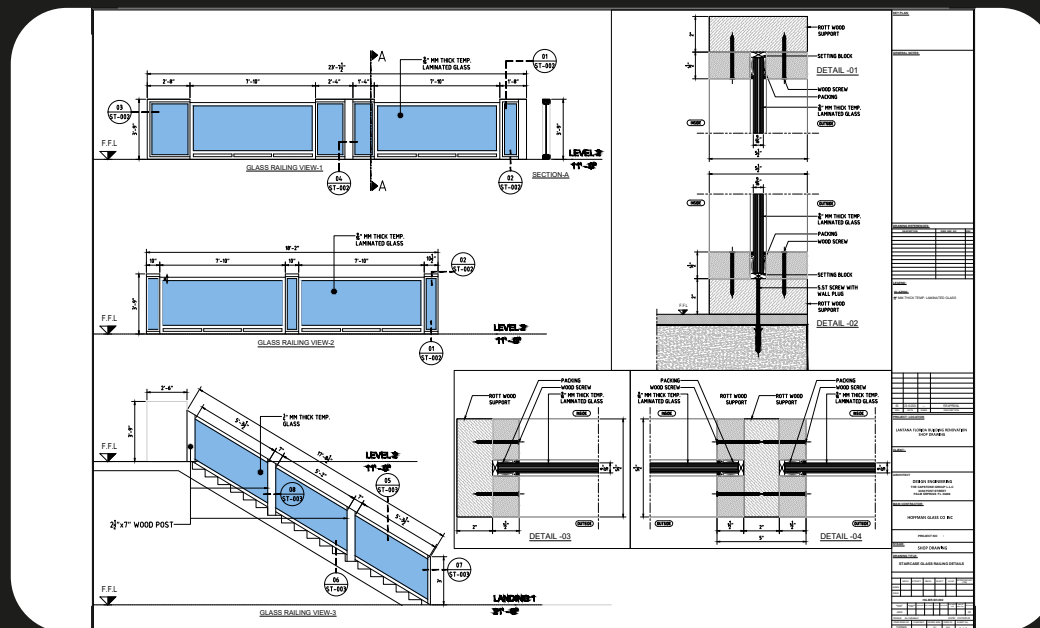
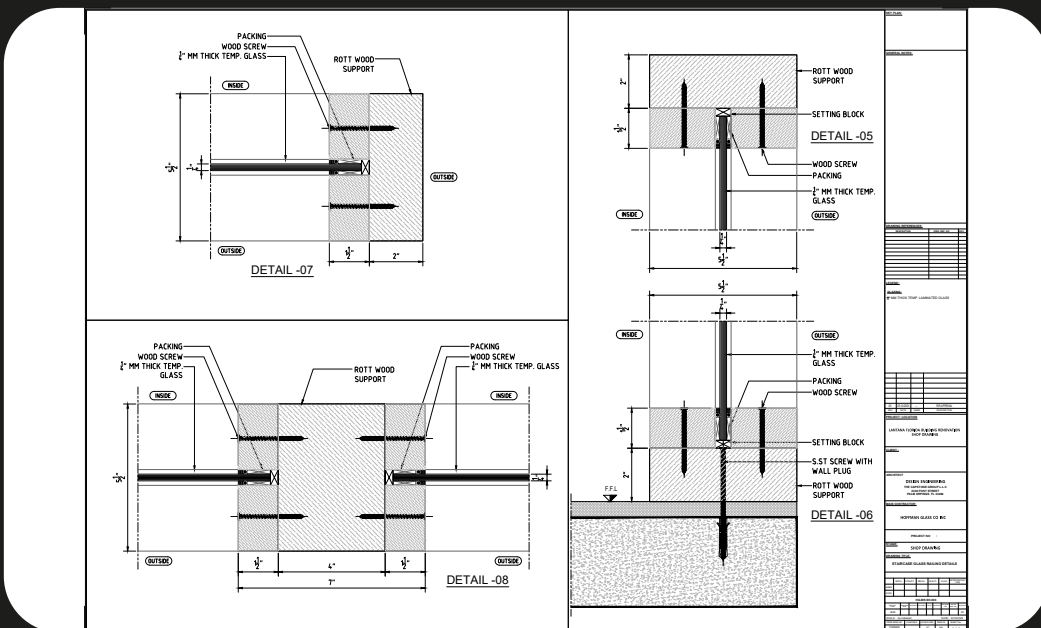


# BACK UNIT





# PLANS ON HAND WITH THE CITY TO BRING THE BACK UNIT UP TO CODE



# 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**

**JOSH ROSA**

COMMERCIAL ADVISOR

JOSHROSA@APEXCAPITALREALTY.COM