



FOR SALE

608 N Dixie Hwy
LANTANA, FL 33462



OFFERING SUMMARY

608 N DIXIE HIGHWAY, LANTANA, FL 33462

APEX Capital Realty is pleased to present an exceptional owner-user opportunity located at 608 N Dixie Hwy in Lantana, Florida. This vacant two-story property offers versatile opportunities for various uses. The ground floor includes two garage spaces, while the second floor features a fully renovated space that can serve as an apartment or office. Ideally suited for an owner-occupier seeking to utilize the entire building or to maximize its potential by leasing out the remainder of space they may choose not to use. With its adaptable layout, the building accommodates 2-3 distinct uses, making it a flexible investment or simple operational opportunity.

PROPERTY OVERVIEW

| | |
|-----------------------|-------------------------------|
| Location Address | 608 N Dixie Hwy |
| Municipality | Lantana |
| Parcel Control Number | 40-43-44-34-07-002-0260 |
| Subdivision | LAKEVIEW MANORS IN |
| Legal Description | LAKEVIEW MANORS LT 26 BLK 2 |
| Building Size | 2,464 SF |
| Lot Size | 3,050 SF |
| Property Use Code | 1200—STORE/OFFICE/RESIDENTIAL |
| Asking Price | \$679,000 |



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|------------------|---|
| Property Type | Retail |
| Property Subtype | Storefront Retail/Residential |
| Building Size | 2,464 SF |
| Building Class | B |
| Year Built | 1956 |
| Tenancy | Vacant |
| Building Height | 2 Stories |
| Building FAR | 0.81 |
| Land Acres | 0.07 AC |
| Zoning | C1—NEIGHBORHOOD COMMERCIAL (40-LANTANA) |
| Parking | 5 Spaces |

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.



SOUTH VIEW

LANTANA BEACH

HYPOLUXO ISLAND

LANTANA

SUBJECT
PROPERTY

LAKE WORTH BEACH



INTERIOR LEVEL 1

LEVEL 1 - SPACE 1



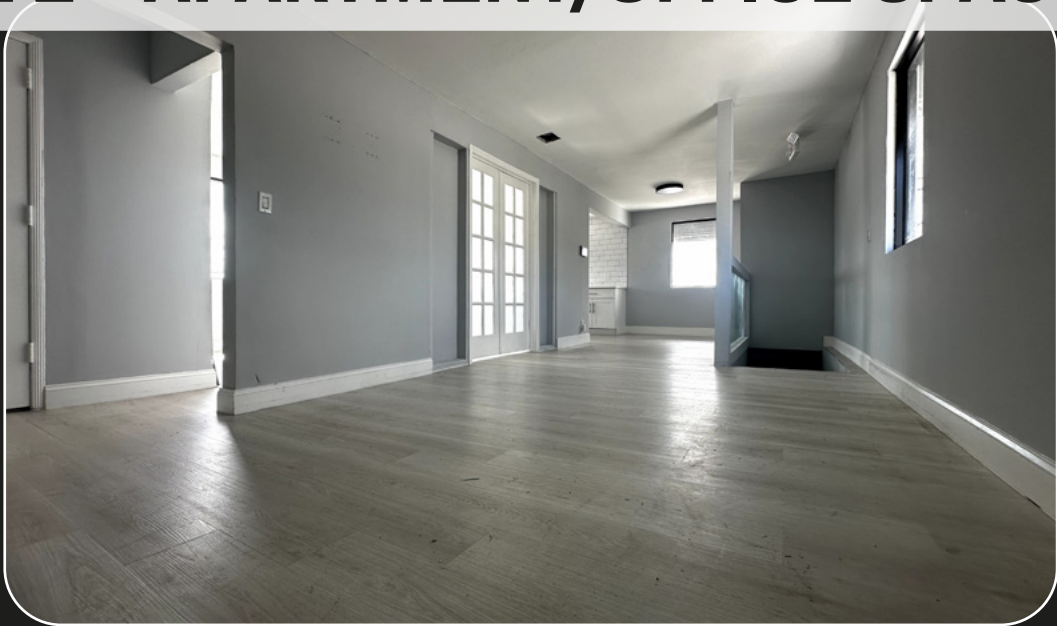
LEVEL 1 - SPACE 2



LEVEL 2 - APARTMENT/OFFICE SPACE



LEVEL 2 - APARTMENT/OFFICE SPACE



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

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