

# \$325,000 - 935 26th St, West Palm Beach

MLS® #A10746989

## \$325,000

0 Bedroom, 0.00 Bathroom,  
Commercial on 0 Acres

N/A, West Palm Beach, FL

The warehouse/office building consists of 1,820 square feet on a securely fenced 5,750 square foot lot. The property is zoned Liberal I-1 Industrial Distribution by the City of West Palm Beach, which allows for most industrial uses. The property is centrally located between North Australian Avenue and Florida State Road A1A, only 10 minutes from I-95. The tenant is currently month to month with no lease and is paying an under market rent. The property is grossing \$15,900 per year, netting \$13,589 per year. A new investor can re-tenant this property after closing to the conservative market rate of \$13 a square foot net. The pro-forma NOI will provide an investor with a strong 6.57% capitalization rate at the full asking price of \$325,000.

Built in 1950

## Essential Information

MLS® #	A10746989
Price	\$325,000
Bathrooms	0.00
Acres	0.00
Year Built	1950
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information



Address	935 26th St
Area	5420
Subdivision	N/A
City	West Palm Beach
County	Palm Beach County
State	FL
Zip Code	33407-5314

### **Interior**

# of Stories	1
Stories	One

### **Additional Information**

Date Listed	September 26th, 2019
Days on Market	248

### **Listing Details**

Listing Courtesy of RE/MAX 5 Star Realty

The data relating to real estate on this web site comes in part from the Internet Data Exchange program of the MLS of the Miami Association of REALTORS®, and is updated as of May 31st, 2020 at 9:15pm EDT (date/time). All information is deemed reliable but not guaranteed by the MLS and should be independently verified. All properties are subject to prior sale, change, or withdrawal. Neither listing broker(s) nor LANG REALTY shall be responsible for any typographical errors, misinformation, or misprints, and shall be held totally harmless from any damages arising from reliance upon these data. © 2020 MLS of MAR. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing