

**Congregate Living Facility**  
Approved



**LEANDRO PEREIRA**

Sales Associate  
LeandroPereira@dkatz.com  
(561) 504-3310

**NICOLE FONTAINE**

Director of Leasing & Sales  
NicoleFontaine@dkatz.com  
(561) 869-4350



## PROPERTY DESCRIPTION

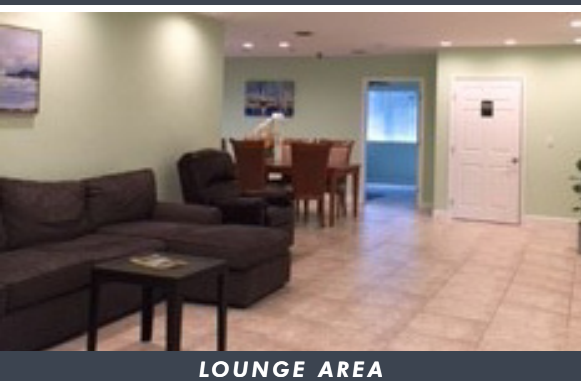
<b>PRICING:</b>	\$2,950,000
<b>PARCEL ID NUMBERS:</b>	00-42-43-14-00-000-5190
<b>BUILDING SIZE:</b>	Planned 47 Beds - ±3,000 SF Existing Congregate Living Facility with 5 Beds
<b>MUNICIPALITY:</b>	Unincorporated Palm Beach County
<b>TOTAL SF:</b>	±172,933 SF
<b>LAND SIZE:</b>	±3.97 Acres
<b>ZONING:</b>	PUD - Type 3 - Congregate Living



RECEPTION AREA



DINING AREA

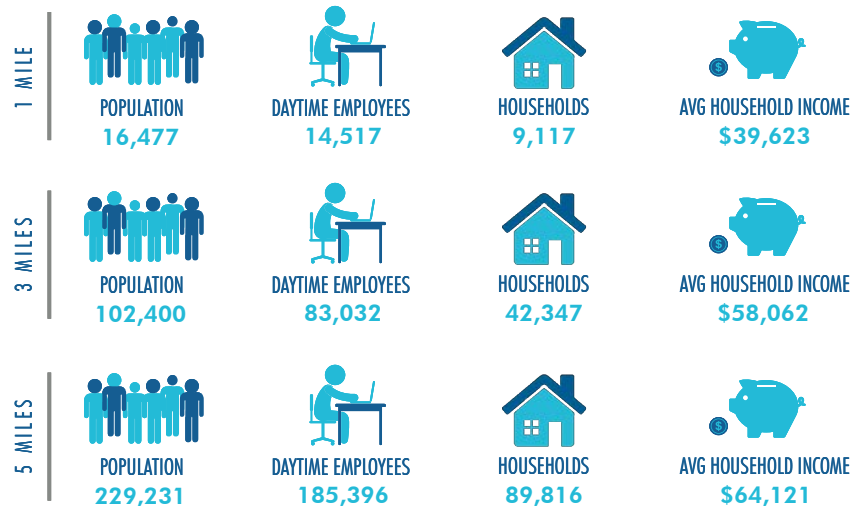


LOUNGE AREA

## HIGHLIGHTS

- Site plan approved for Congregate Living Facility, e.g., Assisted Living, Memory Care, Rehab Facility
- County approved ALF for Brain Injury Facility due to high demand in Palm Beach County
- Budget and approvals are in place to go vertical
- Conveniently located within a 10 minute drive time to St. Mary's Hospital, PBI Airport, Interstate 95 and the Turnpike
- Nicely situated just off signalized intersection
- Positioned in high-density residential/commercial market
- Property benefits from being located between two major traffic arteries, Okeechobee Boulevard and Palm Beach Lakes Boulevard

## DEMOGRAPHICS





**HAVERTHILL RD. - 29,000 ADT**

**PLAN | SITE - APPROVED**

**3037 HAVERHILL ROAD  
WEST PALM BEACH, FL**



