

# \$7,514,500 - 8851 Glades Road, Boca Raton

MLS® #RX-10452202

## \$7,514,500

Bedroom, Bathroom, 3,966 sqft  
Commercial on 1 Acres

PALM BEACH FARMS CO PL NO 3, Boca Raton, FL

4% Cap with JP Morgan Chase, lease has 9 years remaining with 3% annual increases.  
NOI \$300,580

Built in 1989

### Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | RX-10452202                               |
| Price          | \$7,514,500                               |
| Taxes          | 32921.00                                  |
| Square Footage | 3,966                                     |
| Acres          | 1.00                                      |
| Year Built     | 1989                                      |
| Type           | Commercial                                |
| Sub-Type       | Retail                                    |
| Style          | Commercial, Free Standing, Income, Retail |
| Status         | Active                                    |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 8851 Glades Road            |
| Area        | 4760                        |
| Subdivision | PALM BEACH FARMS CO PL NO 3 |
| City        | Boca Raton                  |
| County      | Palm Beach                  |
| State       | FL                          |
| Zip Code    | 33434                       |

### Amenities

Utilities 201+ Amp, 3-Phase Electric, Public Water, Separate Meter

### Interior



|              |                   |
|--------------|-------------------|
| Appliances   | Building and Land |
| Heating      | Central           |
| Cooling      | Central Building  |
| # of Stories | 1                 |

## Exterior

|                 |                       |
|-----------------|-----------------------|
| Lot Description | Finnancial            |
| Roof            | Built-Up, Steel Joist |
| Construction    | CBS                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2018 |
| Days on Market | 2118             |
| Zoning         | cg               |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | H. Alan Welles Real Est, LLC |
|----------------|------------------------------|



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Listing information last updated on May 19th, 2024 at 6:04am EDT