

REAL ESTATE AUCTION

10 Office Condominiums in Guaranty Building

(To be Sold Individually)

West Palm Beach, Florida



Live Auction Event
Thursday, June 20 @ 11 AM ET

Exclusively Presented By:



FISHER
AUCTION COMPANY



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EXECUTIVE SUMMARY





OVERVIEW

Fisher Auction Company, as exclusive marketing agents, are pleased to offer 10 Office Condominiums in the Guaranty Building in Downtown West Palm Beach, Florida.

PROPERTY HIGHLIGHTS

- 8 Story Office Building in the heart of the Flagler Financial District in Downtown West Palm Beach
- 10 Office Condominiums from 352± SF to 2,060± SF to be Sold Individually
- Located on the NE Corner of Datura Street and South Olive Avenue one block South of Clematis Street
- Walking Distance to Palm Beach County Courthouse, City Place, Clematis Waterfront District and Brightline West Palm Beach Station
- Building is listed on the US National Register of Historic Places
- Lobby and Bathrooms on each floor were renovated in 2006

CONSTRUCTION FEATURES

- Built Up Membrane Roof
- Single Hung Windows
- CBS Construction
- Marble Flooring in Common Area
- Interior Stairwell and Elevator
- Grand Staircase from Lobby to Second Floor
- Multi Zone HVAC System
- Exterior Fire Escape
- After-Hours Keypad Entry System
- Original Construction in 1925.
Common Area Renovation in 2006

Disclaimer; the information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.



PROPERTY DETAILS

Address 120 South Olive Avenue, Units **SOLD 210, 211, 212, 302, 305, 310, 403, 404, 601, 703** West Palm Beach, Florida 33401

Location Prime location in the Heart of Downtown West Palm Beach in the Flagler Financial District. Walking Distance to the Palm Beach County Courthouse, Clematis Waterfront District, City Place, Brightline West Palm Beach Station

Zoning CWD-CD Clematis Waterfront District, Conservation District, City of West Palm Beach

Utilities Water/Sewer - City of West Palm Beach
Electric - Florida Power and Light

Building 8 Story Office with Ground Floor Retail
Entrances on Datura Street and South Olive Avenue
Lot Size – .39± Acres / 16,870± Square Feet

POA Electrical, Janitorial, Trash Removal and Water is included in the POA Fee. See Unit Spreadsheet for Fee Structure.

AUCTION DETAILS

Minimum Bid	Up to Seven (7) pre-selected Units will be sold Absolute to the Highest Bidder with no minimum or reserve plus the Ten Percent (10%) Buyer's Premium. The remaining Units will be sold Subject to Seller Confirmation plus the Ten Percent (10%) Buyer's Premium. Pre-Auction Offers Encouraged
Auction Date / Time	Thursday, June 20, 2019@ 11:00 A.M. E.T.
Auction Location	West Palm Beach Marriott 1001 Okeechobee Blvd. West Palm Beach, FL 33401 Or Online; www.fisherauction.com
Property Tours	By Appointment Only. Please contact Francis Santos at 954.931.0644 or Francis@fisherauction.com to schedule a property tour
Initial Escrow Deposit	<ul style="list-style-type: none"> ➤ \$10,000.00 Cashier's Check or Certified Funds (per unit) payable in U.S. Funds to Reynolds & Reynolds PL IOTA Account. The Total Deposit required on Auction Day is 10% of the Contract Price. Therefore, an Additional Escrow Deposit will be required in the form of a Business or Personal Check. ➤ For Online Bidder see Online Bidder's Instructions Package
Buyer Broker Participation	3% of the Final Bid Price Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form

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PHOTOGRAPHS

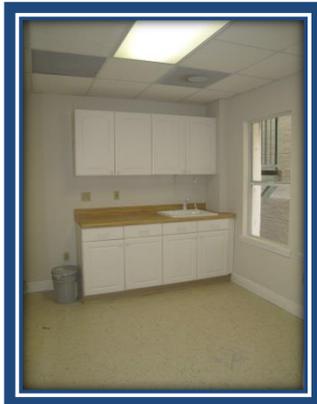




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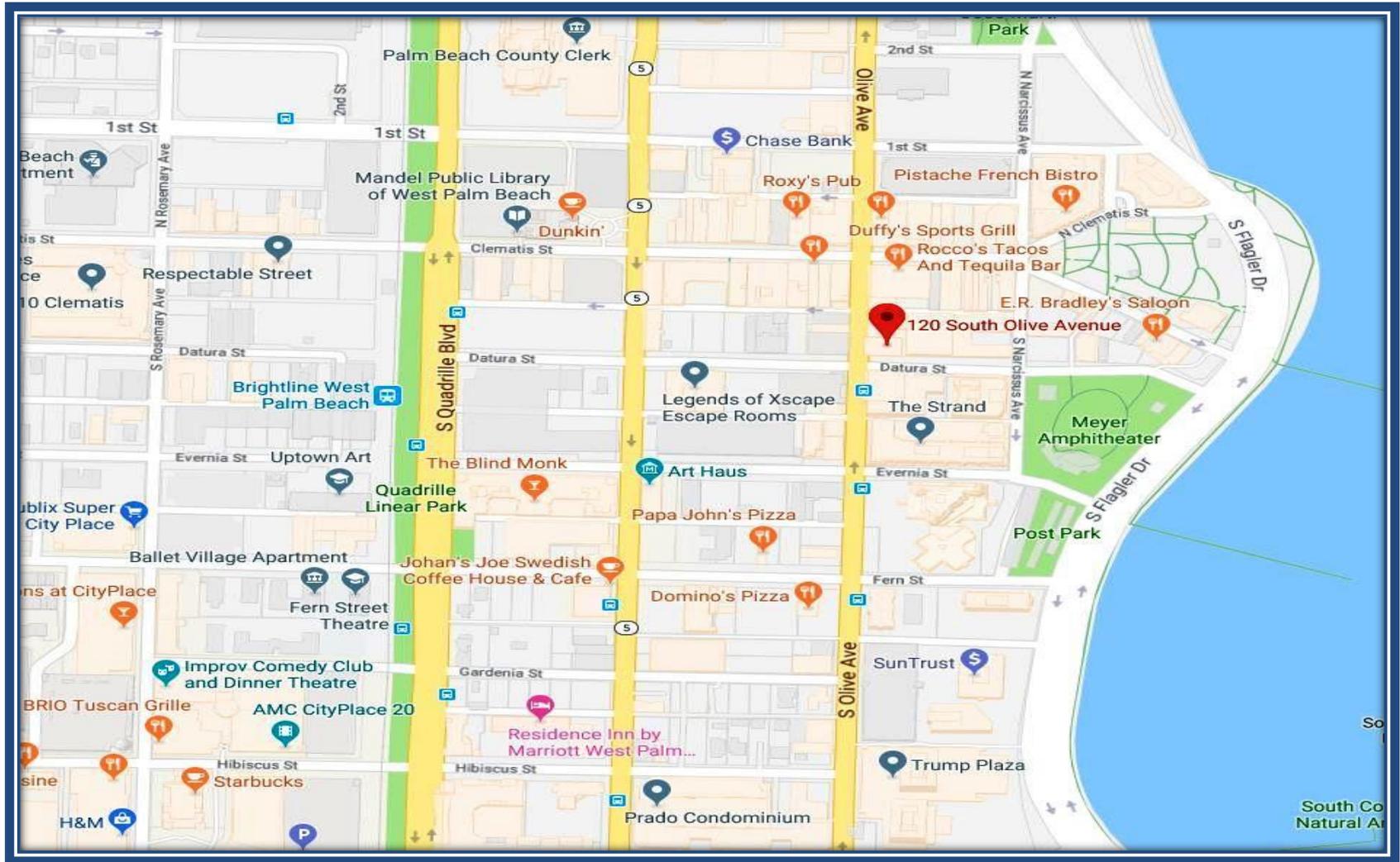


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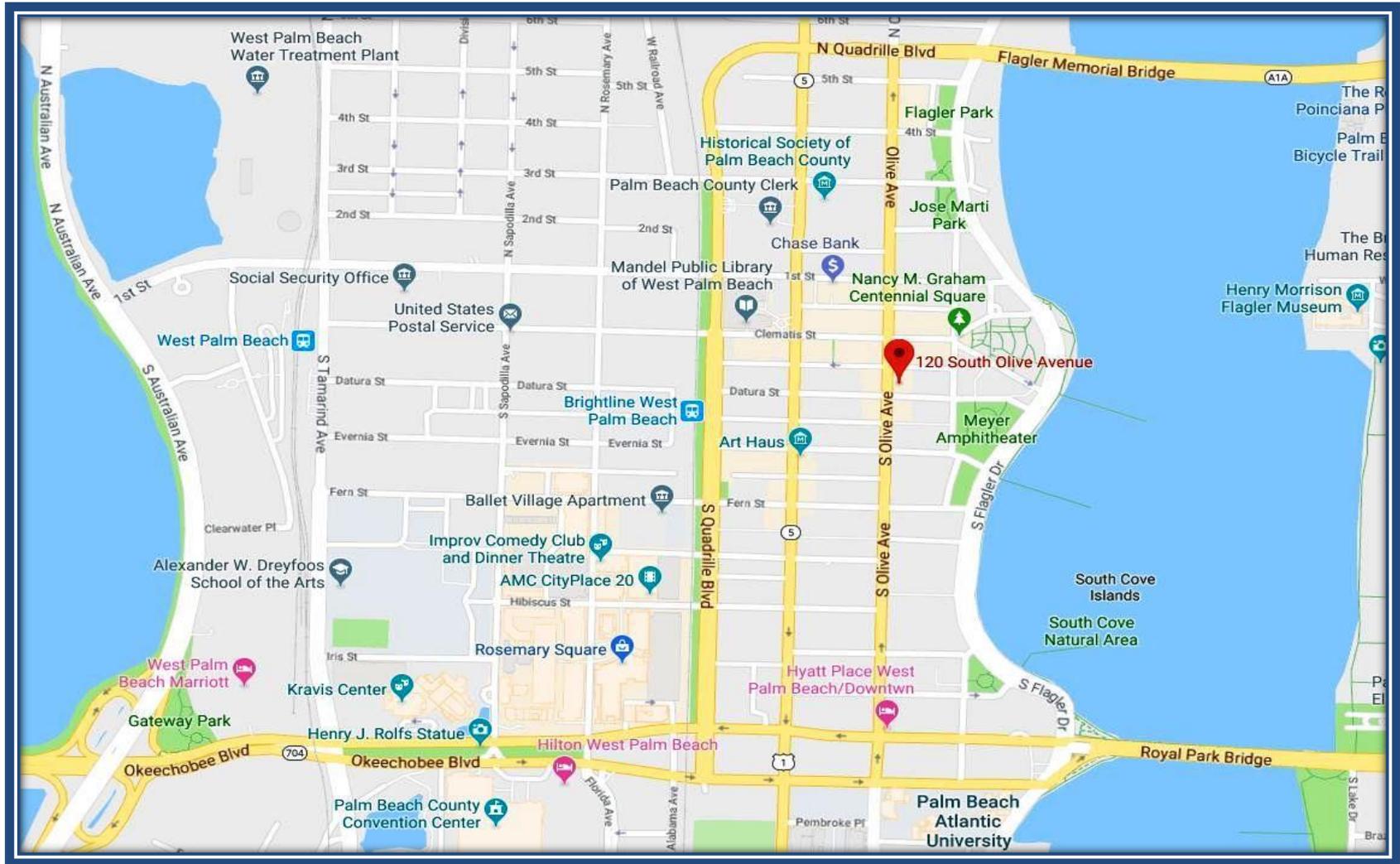
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LOCATION MAPS



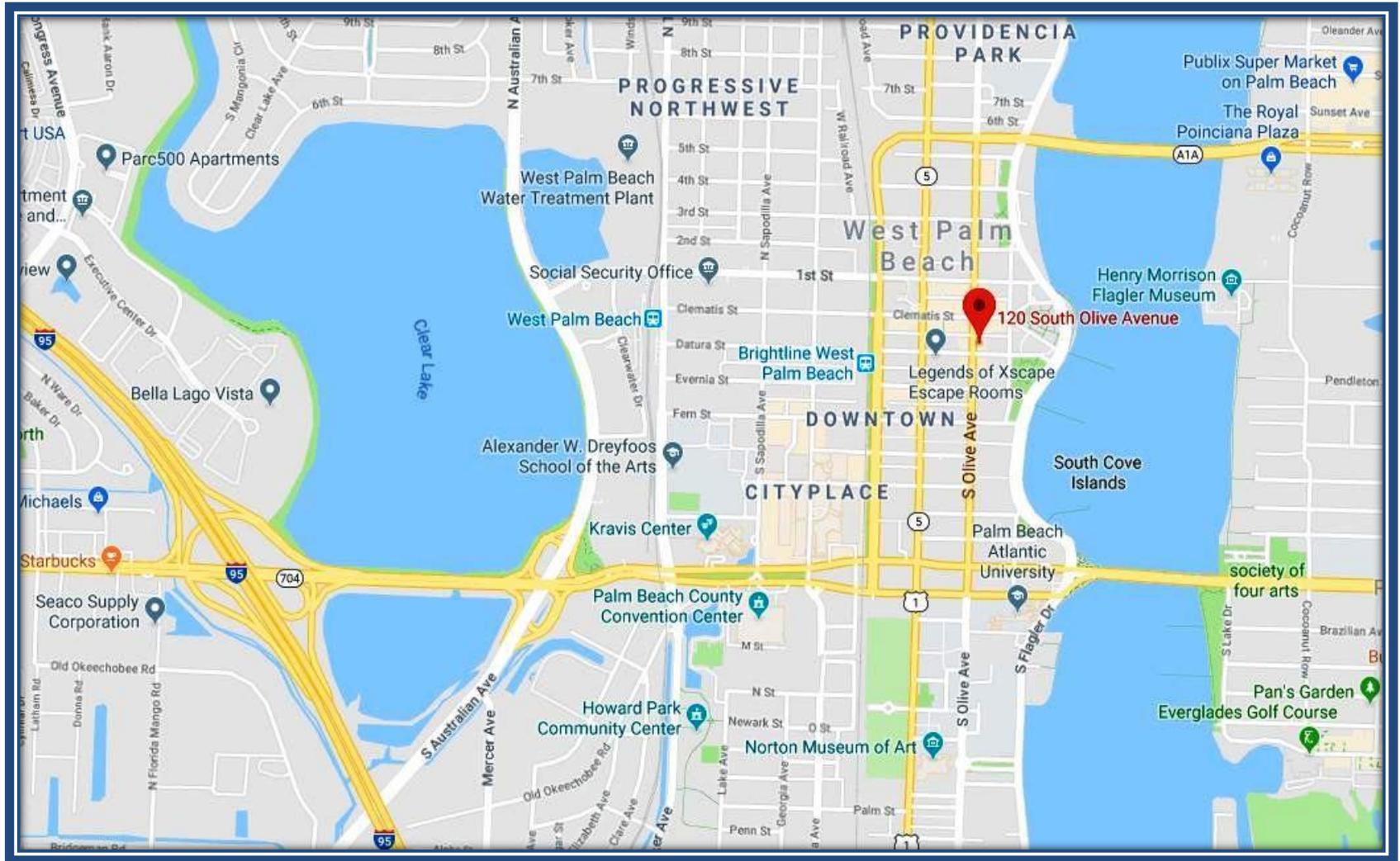
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