



1300 Old Congress Avenue

West Palm Beach, FL 33409



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Illustrated Properties in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1

Property Information



Property Description

Rare 5,245 SF freestanding office building located along the growing Congress Avenue corridor in West Palm Beach. This 100% occupied, two-story asset offers strong visibility, 20 on-site parking spaces, stable in-place income, and excellent access to I-95, Palm Beach International Airport, Belvedere Road, and Downtown West Palm Beach. Positioned directly across from the planned Westgate Village redevelopment, the property offers a scarce owner-user or investment opportunity with strong long-term upside as Downtown West Palm Beach continues expanding west.

Property Highlights

- * Rare 5,245 SF freestanding office building in West Palm Beach
- * Prime Congress Avenue corridor location with strong visibility and exposure
- * 100% occupied asset providing stable in-place income
- * 20 on-site parking spaces, a valuable feature for office users and tenants
- * Two-story stand-alone building offering flexibility and identity rarely found in the

OFFERING SUMMARY

Sale Price:	\$2,999,000
Number of Units:	4
Lot Size:	0.24 Acres
Building Size:	5,245 SF
NOI:	\$183,575.00
Cap Rate:	6.12%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	219	761	2,531
Total Population	756	2,744	9,011
Average HH Income	\$74,611	\$70,633	\$66,944



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Location Description

1300 Old Congress Avenue benefits from a highly strategic West Palm Beach location along the evolving Congress Avenue corridor, just off Belvedere Road and minutes from I-95, Palm Beach International Airport, Downtown West Palm Beach, and Palm Beach Island. The property sits directly across from the planned Westgate Village redevelopment at the former Palm Beach Kennel Club site, a major mixed-use project expected to bring new residential density, retail/commercial space, infrastructure upgrades, and streetscape improvements to the area.

As Downtown West Palm Beach continues expanding west, this location offers a compelling blend of accessibility, visibility, parking, and long-term growth potential. Nearby demand drivers include PBIA, Belvedere Road, I-95, the Westgate CRA improvement district, emerging lifestyle and luxury automotive uses, and the continued redevelopment of surrounding commercial corridors. For investors or owner-users, the property is well positioned to benefit from both stable in-place occupancy and future upside tied to the area's transformation.



Property Highlights

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- * 100% occupied asset providing stable in-place income
- * 20 on-site parking spaces, a valuable feature for office users and tenants
- * Two-story stand-alone building offering flexibility and identity rarely found in the market
- * Strategic access to I-95, Palm Beach International Airport, Belvedere Road, and Downtown West Palm Beach
- * Directly across from the planned Westgate Village redevelopment, formerly the Palm Beach Kennel Club
- * Surrounded by expected area improvements, including new residential, retail/commercial, infrastructure, and streetscape enhancements
- * Positioned in the path of growth as Downtown West Palm Beach continues expanding west
- * Scarce owner-user or investment opportunity with both stable income and long-term upside
- * Strong long-term fundamentals driven by location, visibility, parking, occupancy, and nearby redevelopment activity

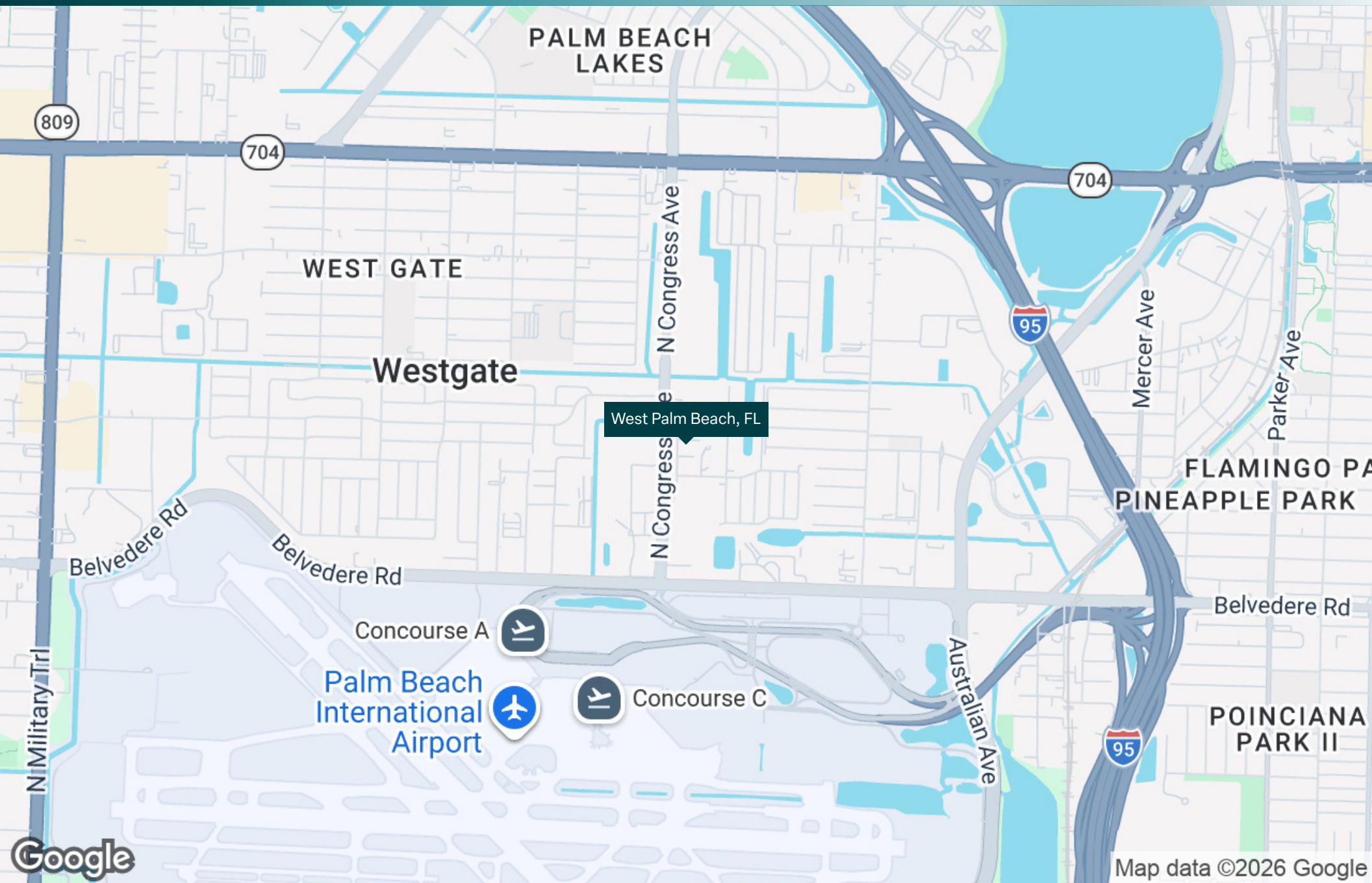
ADDITIONAL PHOTOS

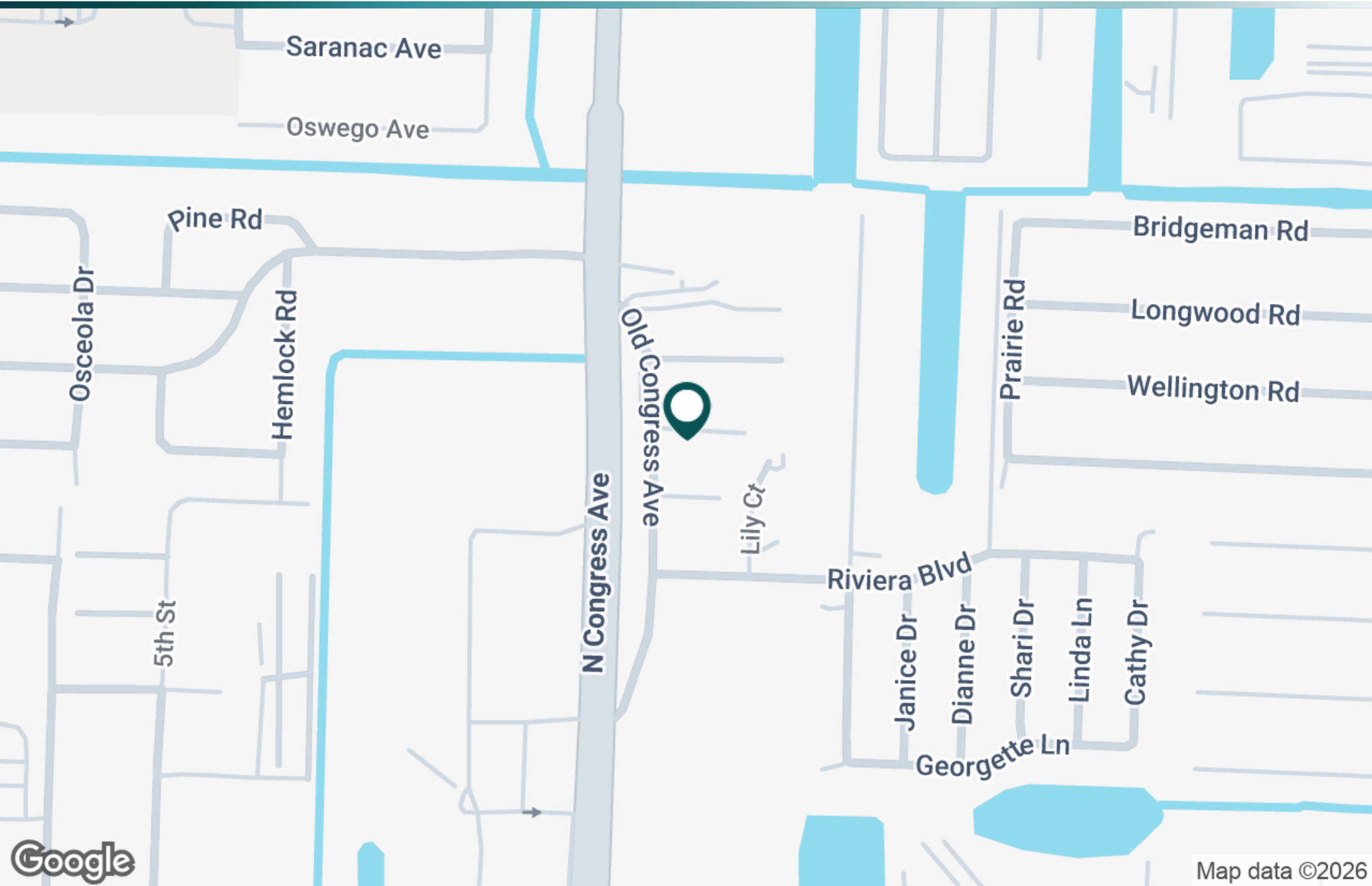
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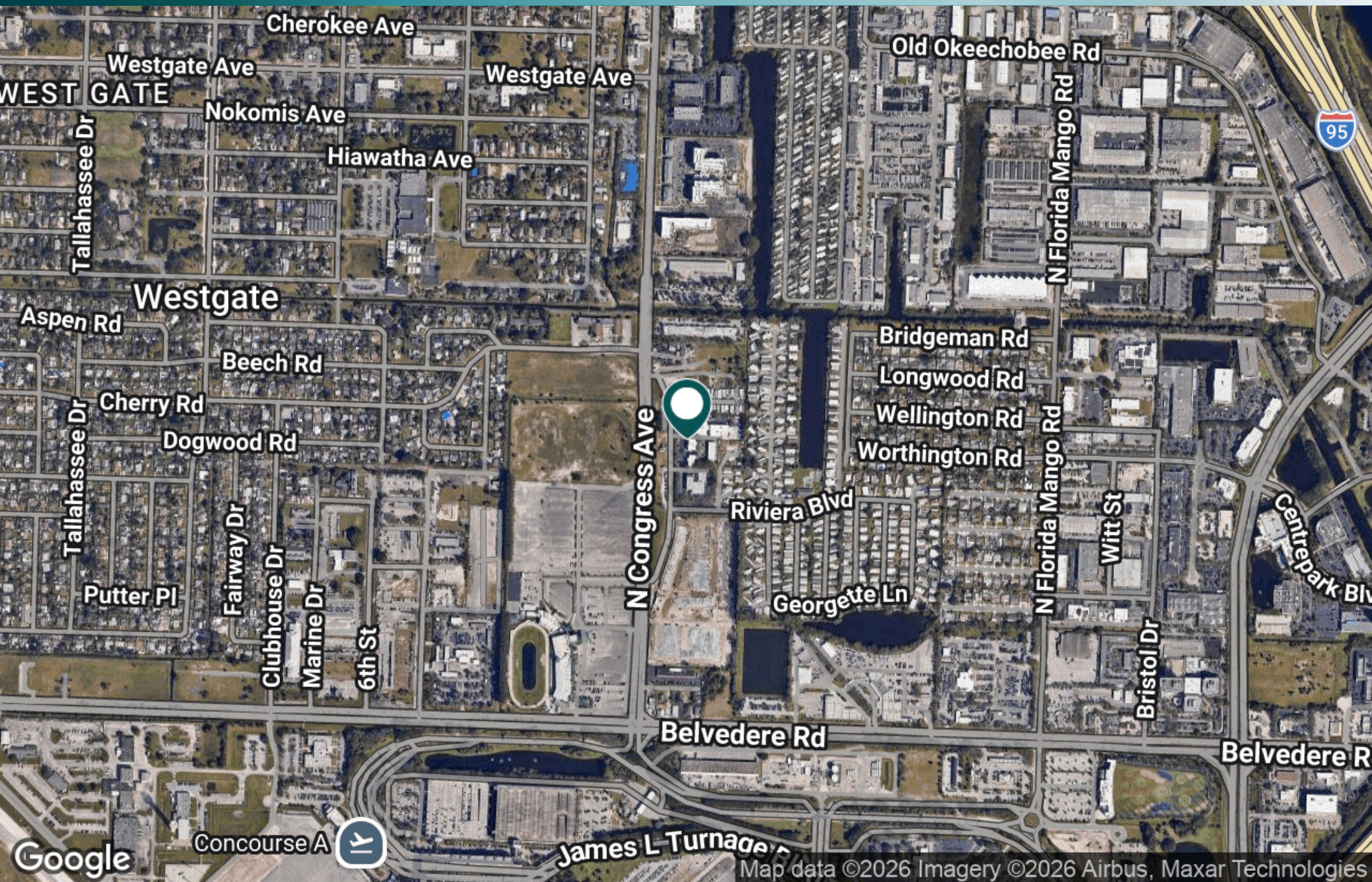


SECTION 2

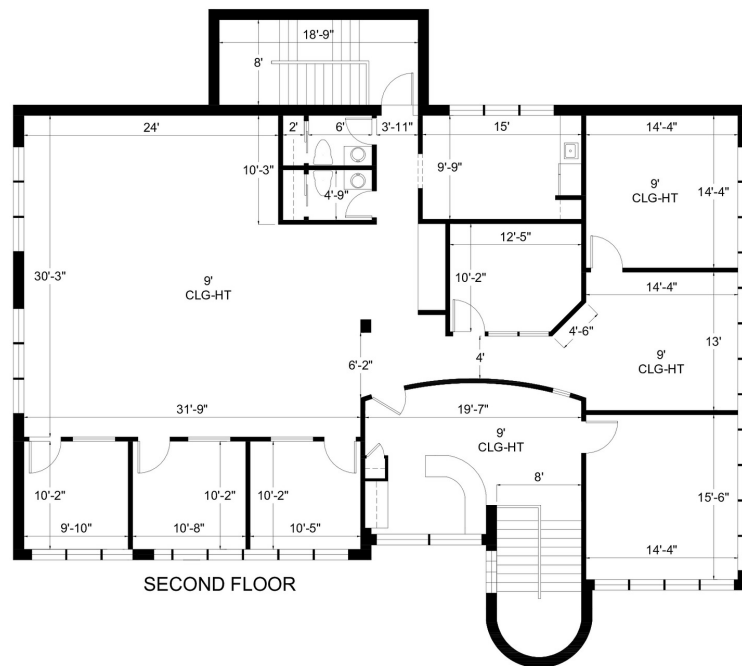
Location Information





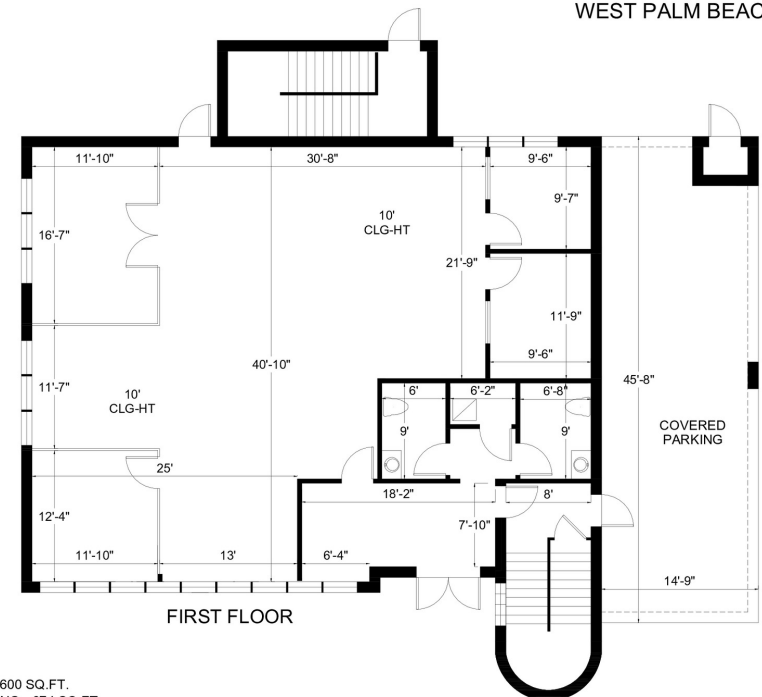


1300 OLD CONGRESS AVE.
WEST PALM BEACH, FL 33409



OFFICE - 3,274 SQ.FT.

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OFFICE - 2,600 SQ.FT.
COV PARKING - 674 SQ.FT.
TOTAL AREA - 3,274 SQ.FT.

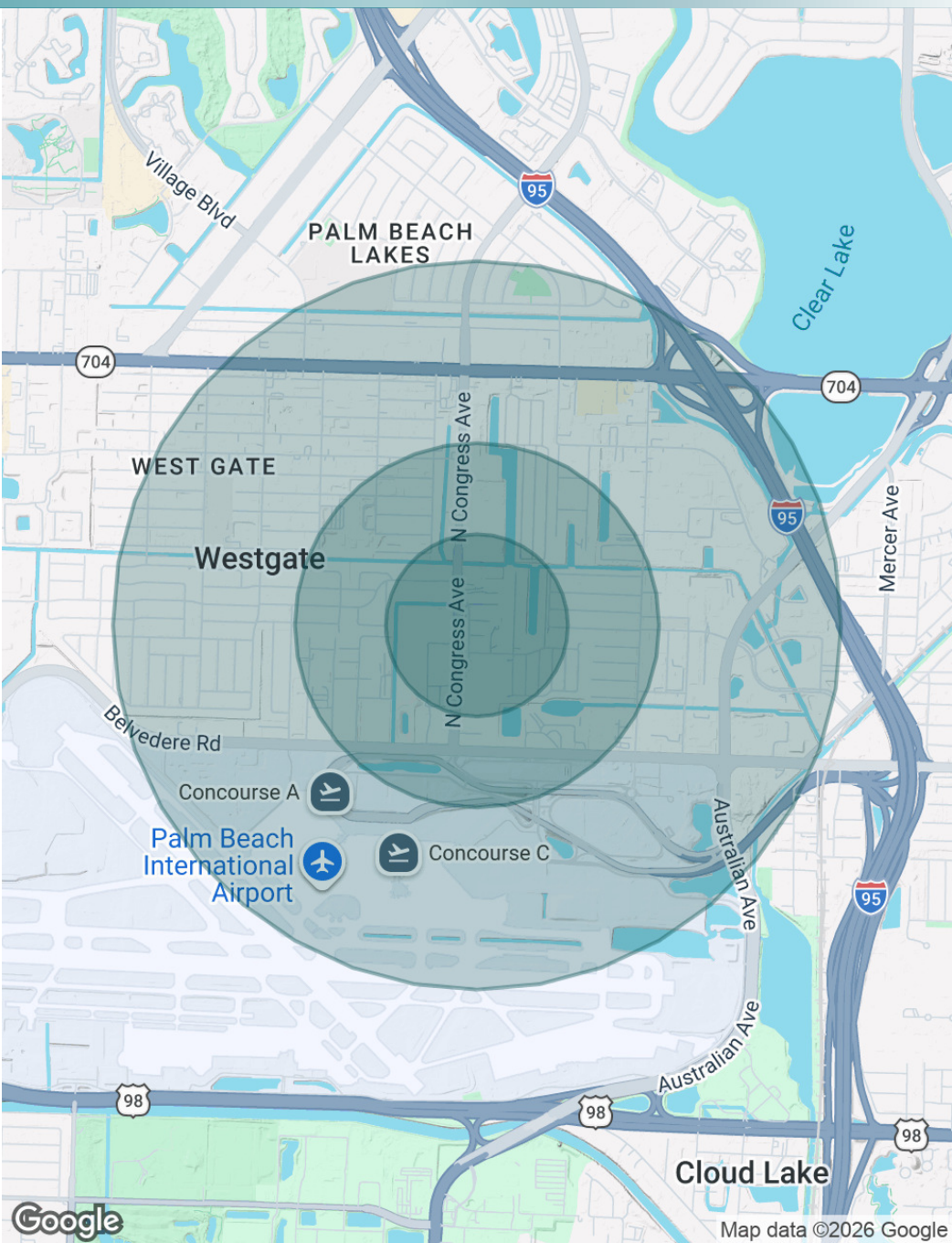
SECTION 3

Demographics

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	756	2,744	9,011
Average Age	39.1	37.9	36.7
Average Age (Male)	38.5	37.4	36.5
Average Age (Female)	44.1	41.3	38.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	219	761	2,531
# of Persons per HH	3.5	3.6	3.6
Average HH Income	\$74,611	\$70,633	\$66,944
Average House Value	\$190,214	\$177,067	\$215,918

2023 American Community Survey (ACS)



Map data ©2026 Google

SECTION 4

Advisor Bios



Troy Maleyko

Luxury Residential & Commercial Specialist

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FL #3583569

Professional Background

Troy brings a unique mix of business ownership, operational leadership, and real estate advisory experience to commercial real estate and business brokerage. With 15+ years in food and beverage ownership, he understands operations, financial performance, leasing, buildout costs, and the realities business owners face.

Through the BluEdge team, Troy connects clients with integrated expertise across land, commercial real estate, development strategy, and business brokerage, helping them evaluate opportunities through both an investor's and operator's lens.

Education

Troy studied business at Quinnipiac University and Manhattanville College, where he also competed as a Division I hockey athlete. Combined with 15+ years of business ownership and food and beverage operations, his background provides a strong foundation in leadership, financial performance, negotiation, and real-world business strategy.

Closed over \$25 million in 1st 2yrs in as Real Estate Professional - Mobile Home Parks, Multi Family, Acreage, Industrial, Luxury Residential , Ranked Top 1.5% agents nationwide

Memberships

Actively pursuing CCIM Designation

Illustrated Properties
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561.789.7726

**Shane McCain****Director of Commercial Division**

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Direct: **772.332.4668**

Professional Background

Shane McCain is a CCIM-designated commercial real estate broker specializing in land acquisition, development strategy, and large-scale residential projects throughout Florida's Treasure Coast and South Florida markets and serves as the President Elect of the local chapter of CCIM. After transitioning from a professional baseball career to real estate in 2018, Shane founded BluEdge Professional Real Estate and has since completed over \$50 million in commercial transactions. He serves as an exclusive broker and land advisor to Pulte Homes, helping source, structure, and position high-impact residential communities including Greyhawk Landing (131 homes), Emerson Oaks (171 homes), and The Dunes at Juno Beach (38 luxury townhomes). His work centers on off-market land sourcing, pricing strategy, entitlement positioning, and complex deal structuring for developers, institutions, and private landowners.

In addition to residential master-planned communities, Shane has advised on institutional acquisitions such as Calvary Christian School in Jupiter Farms, securing land aligned with long-term community growth. Less than 10% of commercial brokers hold the CCIM designation, which requires advanced financial analysis training and over \$30 million in verified transactional experience. Clients work with Shane for direct market insight, disciplined underwriting, and access to opportunities not publicly marketed.

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