

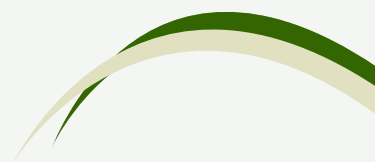
**FOR SALE | 614 Lake Avenue
Lake Worth Beach, FL 33460**



PROPERTY FEATURES

- RARE AVAILABLE FOR SALE - RESTAURANT/PUB IN DOWNTOWN LAKE WORTH BEACH
- 2,405 +/- SF FULLY EQUIPPED RESTAURANT WITH 500 SF COVERED OUTDOOR DINING SPACE
- INCLUDES ALL FF&E
- PECKY CYPRESS CEILINGS - 14 FT HIGH
- ZONING: DT DOWNTOWN ZONING DISTRICT
- COMPLETE RENOVATION IN 2023
- LIST PRICE: \$1,600,000.00

Simplifying Real Estate



STRATEGIC REALTY SERVICES, LLC

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www.strategicrealty.com



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Property Summary

PROPERTY

LOCATION: 614 LAKE AVENUE - BETWEEN US1/DIXIE HWY & FEDERAL HWY

PCN#: 38-43-44-21-15-509-0140

ZONING: DT - DOWNTOWN LAKE WORTH

GREASE TRAP: In Ground

YEAR BUILT: 1955

BASIC

BUILDING: CBS CONSTRUCTION

ROOF: Replaced in 2019

EXTERIOR

WALLS: CBS

INTERIOR

WALLS: DRYWALL

CEILING: 14' HIGH PECKY CYPRESS

HVAC: 15 TONS HVAC SYSTEM installed in 2019

FLOORS: TILE/WOOD

PUBLIC

UTILITIES: LAKE WORTH UTILITIES

SIGNAGE: ON BUILDING PER CITY CODE

PARKING: PUBLIC

USE CODE: 1100—STORES

LOT SIZE: .08/Acre 3484 SF

FLOOD ZONE: X—Minimum Risk of Flood Hazard

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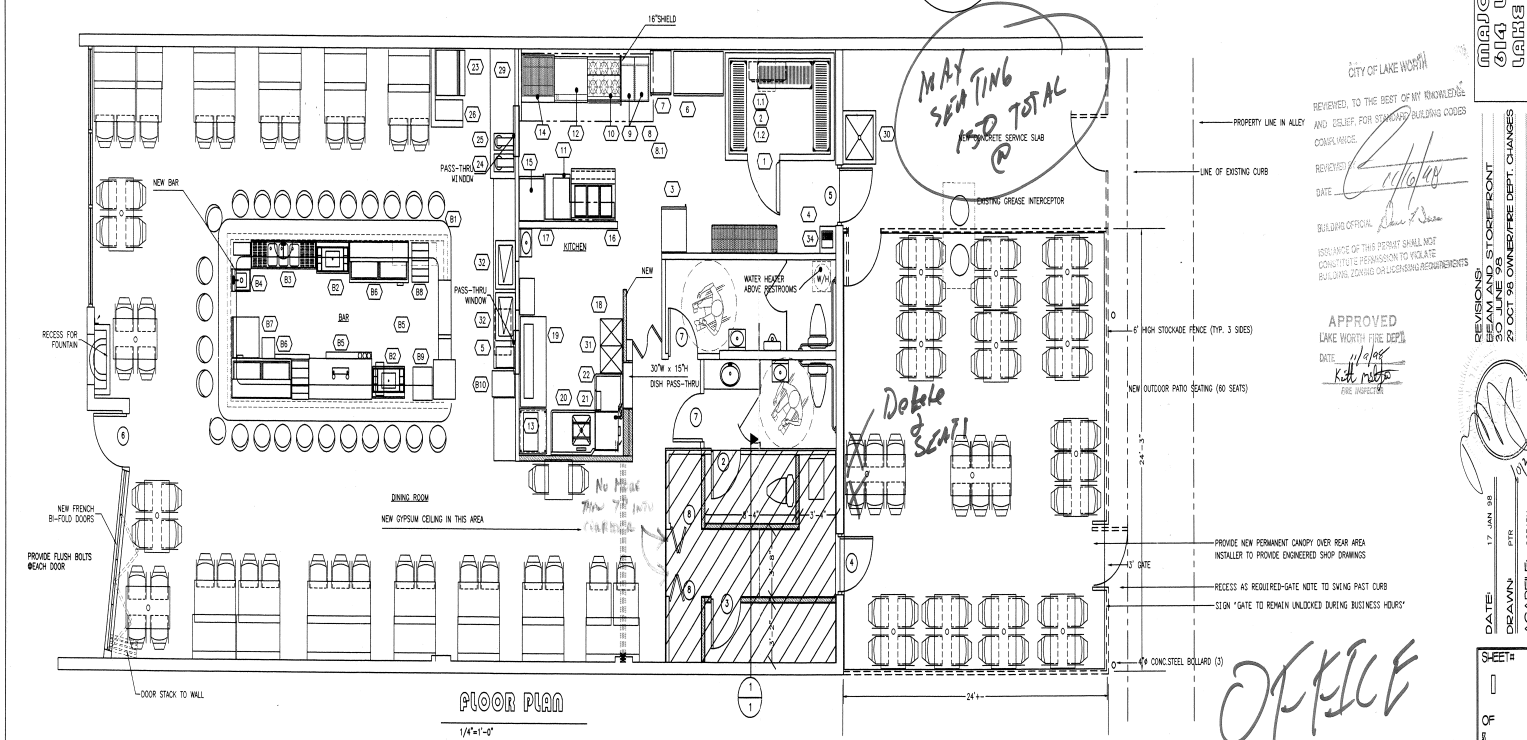
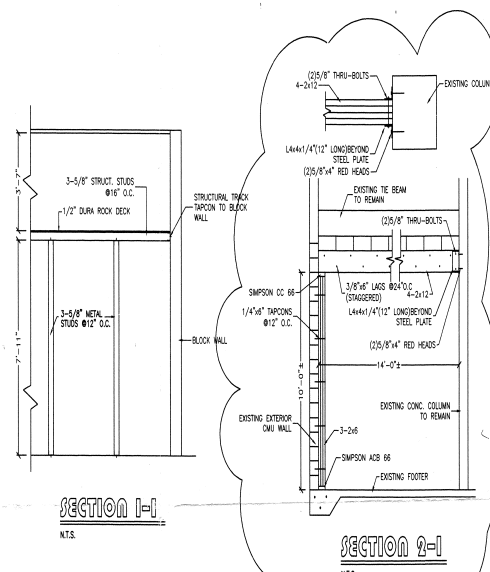


FOOD SERVICE EQUIPMENT SCHEDULE																	
MARK	QTY	DESCRIPTION	MECHANICAL SERVICE CONNECTION												REMARKS		
			WATER			WASTE			ELECTRICAL			GAS					
			CW	HM	DR	IND	VOLT	PHS	CORD	JB	HP	KN	FLA	WOP		SIZE	BTUH
MARK	QTY	DESCRIPTION	CW <td>HM</td> <td>DR</td> <td>IND<td>VOLT<td>PHS<td>CORD<td>JB<td>HP<td>KN<td>FLA<td>WOP<th>SIZE</th><th>BTUH</th><td>REMARKS</td></td></td></td></td></td></td></td></td></td>	HM	DR	IND <td>VOLT<td>PHS<td>CORD<td>JB<td>HP<td>KN<td>FLA<td>WOP<th>SIZE</th><th>BTUH</th><td>REMARKS</td></td></td></td></td></td></td></td></td>	VOLT <td>PHS<td>CORD<td>JB<td>HP<td>KN<td>FLA<td>WOP<th>SIZE</th><th>BTUH</th><td>REMARKS</td></td></td></td></td></td></td></td>	PHS <td>CORD<td>JB<td>HP<td>KN<td>FLA<td>WOP<th>SIZE</th><th>BTUH</th><td>REMARKS</td></td></td></td></td></td></td>	CORD <td>JB<td>HP<td>KN<td>FLA<td>WOP<th>SIZE</th><th>BTUH</th><td>REMARKS</td></td></td></td></td></td>	JB <td>HP<td>KN<td>FLA<td>WOP<th>SIZE</th><th>BTUH</th><td>REMARKS</td></td></td></td></td>	HP <td>KN<td>FLA<td>WOP<th>SIZE</th><th>BTUH</th><td>REMARKS</td></td></td></td>	KN <td>FLA<td>WOP<th>SIZE</th><th>BTUH</th><td>REMARKS</td></td></td>	FLA <td>WOP<th>SIZE</th><th>BTUH</th><td>REMARKS</td></td>	WOP <th>SIZE</th> <th>BTUH</th> <td>REMARKS</td>	SIZE	BTUH	REMARKS
1	1	10'x4' WALK-IN COOLER	-	-	-	-	115V	10	-	-	-	-	3.1	-	-	-	-
1.1	1	COOLER EVAPORATOR	-	-	-	-	1"	115V	10	-	-	-	-	2.1	-	-	-
1.2	1	COOLER CONDENSING UNIT	-	-	-	-	115V	10	-	-	-	-	1/2	-	-	-	-
2	PP	COOLER SHELVING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	1	1 DOOR UP-RIGHT REFRIGERATOR	-	-	-	-	115V	10	-	-	1/2	-	8	-	-	-	-
4	PP	DRY STORAGE SHELVING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	1	BAG-IN-BOX UNIT	-	-	-	-	115V	10	-	-	-	-	7.1	-	-	-	-
6	1	2 DOOR UP-RIGHT FREEZER	-	-	-	-	115V	10	-	-	-	1/2	-	10	-	-	-
7	1	COOK & HOLD	-	-	-	-	208V	10	-	-	-	-	8.3	-	-	-	-
8	1	12" GREASE HOOD W/ EXHAUST FAN & FIRE SUPPRESSION	-	-	-	-	115/208V	10	-	-	-	-	3/4	-	-	-	SEE SHOP DRAWINGS
8.1	1	SUPPLY FAN FOR ABOVE	-	-	-	-	115V	10	-	-	-	-	1/2	-	-	-	SEE SHOP DRAWINGS
9	2	DEEP FRYER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
10	1	6 BURNER RANGE	-	-	-	-	-	-	-	-	-	-	-	-	3/4"	113,000	-
11	1	48" STEAM TABLE	-	-	-	-	-	-	-	-	-	-	-	-	3/4"	55,000	-
12	1	36" CREOLE W/ OVEN BASE	-	-	-	-	-	-	-	-	-	-	-	-	1/2"	28,000	-
13	1	MICROWAVE OVEN ON 30"x30" STAND	-	-	-	-	115V	10	-	-	-	-	9	-	-	-	-
14	1	36" CHAF. BROILER W/ OPEN STAND	-	-	-	-	-	-	-	-	-	-	-	-	3/4"	120,000	-
15	1	12 HD SLOPER	-	-	-	-	115V	10	-	-	-	1/2	-	8.8	-	-	-
16	1	DOUBLE OVERSHELF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17	1	48" WORK TOP REFRIGERATOR	-	-	-	-	115V	10	-	-	-	1/2	-	9.6	-	-	-
18	1	WALL MOUNTED HAND SINK	1/2"	1/2"	-	-	11/2"	-	-	-	-	-	-	-	-	-	-
19	1	HOT AND COLD SANDWICH UNIT	-	-	-	-	115V	10	-	-	-	1/2	-	10	-	-	EXISTING VERIFY CONNECTIONS
20	1	48" DIRTY DISH TABLE	1/2"	1/2"	-	-	2"	-	-	-	-	-	-	-	-	-	-
21	1	DISH WASHER	-	3/4"	-	-	2"	208V	10	-	-	-	-	78	-	-	-
22	1	48" CLEAN TABLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
23	1	ICE MAKER	1/2"	-	-	-	3/4"	115V	10	-	-	-	-	-	-	12.0	-
24	1	TEA BREWER	1/4"	-	-	-	-	115V	10	-	-	-	-	-	-	1.4	-
25	1	COFFEE MAKER	1/4"	-	-	-	-	115V	10	-	-	-	-	-	-	1.5	-
26	1	SODA DISPENSER	-	-	-	-	115V	10	-	-	-	-	-	-	-	2.6	-
27	1	ESPRESSO MACHINE	1/4"	-	-	-	1/2	208V	10	-	-	-	-	-	-	-	-
28	1	LAMINATED WMT COUNTER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
29	1	LAMINATED WMT COUNTER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30	1	CW WASH	1/2"	1/2"	-	-	2"	-	-	-	-	-	-	-	-	-	-
31	1	12 COMP. SINK	1/2"	1/2"	-	-	11/2"	-	-	-	-	-	-	-	-	-	-
32	2	DROP IN ICE BIN	-	-	-	-	IND.	-	-	-	-	-	-	-	-	-	-
33	1	SODA/ICE DISPENSER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
34	1	CASH REGISTER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

FOOD SERVICE EQUIPMENT SCHEDULE																	
MARK	QTY	DESCRIPTION	MECHANICAL SERVICE CONNECTION														
			WATER			WASTE			ELECTRICAL			GAS					
			CW	HM	DR	IND	VOLT	PHS	CORD	JB	HP	KN	FLA	WOP	SIZE	BTUH	
REMARKS																	
MARK	QTY	DESCRIPTION	CW	HM	DR	IND	VOLT	PHS	CORD	JB	HP	KN	FLA	WOP	SIZE	BTUH	REMARKS
B1	1	BAR COUNTER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	REMARKS
B2	1	36" ICE BIN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
B3	1	3 COMPARTMENT BAR SINK	1/2	1/2	-	-	115	-	-	-	-	-	-	-	-	-	
B4	1	HAND SINK	1/2	1/2	-	-	115	-	-	-	-	-	-	-	-	-	
B5	2	KEG COOLER	-	-	-	-	115	1	CORR	-	-	-	10	-	-	-	
B6	2	BOTTLE COOLER	-	-	-	-	115	1	CORR	-	-	-	8	-	-	-	
B7	1	SINGLE DOOR REFRIGERATOR	-	-	-	-	115	1	CORR	-	-	-	8	-	-	-	
B8	1	LIQUOR STORAGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
B9	1	SODA SYSTEM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
B10	1	FROZEN DRINK MACHINE	-	-	-	-	240v	1	CORR	-	-	-	12	-	-	-	

- GENERAL NOTES
- ALL WORK SHALL COMPLY WITH THE STANDARD BUILDING CODE, THE DEPT. OF BUSINESS REGULATION STANDARDS, THE FLORIDA ADAPTATION OF THE SEABILITY STANDARDS AND ALL LOCAL CODES.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. NOTIFY ARCHITECT / OWNER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
 - PATCH ALL EXISTING FLOORS, CEILINGS & WALLS DAMAGED DURING CONSTRUCTION.
 - WHEREVER NEW CONSTRUCTION MEETS EXISTING, MATCH MATERIALS IN COLORS AND THICKNESS.
 - VERIFY ALL FINISH CONDITIONS WITH TENANT PRIOR TO INSTALLATION.
 - THESE PLANS ARE BASED ON INFORMATION SUPPLIED BY TENANT. VERIFY ALL CONDITIONS IN FIELD.
 - BUILDINGS WITH AUTOMATIC SPRINKLER SYSTEM PROVIDE ENGINEERED SPRINKLER SHOP DRAWINGS FOR PERMIT.
 - PROVIDE 2-1/2" FIRE EXTINGUISHER AT EACH EXIT AND CHARGE EXTINGUISHER IN KITCHEN UNLESS DIFFERENT INDICATED BY THE PERMIT.
 - GENERAL CONTRACTOR SHALL OBTAIN ADEQUATE LIABILITY INSURANCE AND MAINTAIN SUCH UNTIL COMPLETION OF PROJECT.
 - GENERAL CONTRACTOR SHALL PROVIDE COMPLETE CLEANING AT COMPLETION OF PROJECT.
 - THE INTENT OF THESE DOCUMENTS IS TO INCLUDE ALL WORK AND ITEMS NECESSARY FOR THE PROPER COMPLETION OF THE WORK. THEREFORE, ALL ITEMS NECESSARY FOR THE COMPLETION OF WORK SHALL BE REQUIRED WHETHER OR NOT INDICATED ON PLANS OR CONSTRUCTION DOCUMENTS, BUT ARE REASONABLY INFERRABLE AS BEING NECESSARY TO PROVIDE WORKED RESULTS.
 - ALL MATERIALS SHALL BE NEW AND CODE APPROVED.
 - ALL WORK SHALL BE PROPERLY COMPLETED. ALL WALLS SHALL BE FINISHED SMOOTH.

- SPECIFICATIONS
- CEILING:
- DINING: WOOD CEILING.
 - KITCHEN: 1/2" X 1/2" CEILING TILE PAINT WITH WHITE H-GLOSS SCRUBABLE PAINT.
 - RESTROOMS: 1/2" BOARD CEILING.
- FLOOR FINISH:
- DINING AREA: CERAMIC TILE AS SELECTED BY TENANT.
 - RESTROOMS: 1/4" CERAMIC TILE AS SELECTED BY TENANT.
 - KITCHEN: 6" X 6" QUARRY TILE OR POLISHED RESIN AS SELECTED BY TENANT.
- DOORS:
- EXISTING DOORS TO REMAIN REPLACE WITH LEVER PULL HARDWARE.
 - 2'-4" LAMINATE TOILET STALL DOOR W/ LATCH.
 - 3/4" X 8" HC WITH LEVER HOSKET.
 - NEW 3' X 8" GLASS / ALUMINUM STOREFRONT DOOR W/ PUSH/PULL AND PANIC BAR.
 - REPLACE STEEL WITH APPROVED DUTCH DOOR / SDOORX / PULLER BOLT.
 - NEW 3' X 8" TYPICAL DOOR W/ PUSH-PULL GLASS AND SDOORX.
 - EXISTING 3'0" X 8" DOOR WITH NEW LEVER HARDWARE.
 - 3/4" X 8" BRDLD.
- MILKWORK:
- ALL MILKWORK SHALL BE PLASTIC LAMINATE FINISH OVER 3/4" PLYWOOD ON ALL EXPOSED SURFACES. PROVIDE TENANT WITH SHOP DRAWINGS AND PLASTIC LAMINATE SAMPLES FOR APPROVAL.
 - A COUNTERS SHALL HAVE 4" MIN. LAMINATED BACKSPLASH, CHALK TO WALL.
- WALLS:
- DINING ROOM:
- ALL WALLS SHALL BE PAINTED (COLOR AS SELECTED BY OWNER). ALL OPAQUE WALLS SHALL BE SMOOTH TEXTURED AND SHALL RECEIVE TWO COATS OF PAINT. PAINT ALL WALLS NOTES.
- KITCHEN:
- ALL WALLS IN KITCHEN AREAS SHALL RECEIVE FIBERGLASS REIN. PANELS OR GLOSS PLATE PAINT, EXCEPT BEHIND COFFEE LINE. MURDER CHAIRS/STOVE SHALL BE NOTICED.
 - ALL WALLS TO RECEIVE CERAMIC TILE TO 5' AFF. PAINT ABOVE.
- RESTROOMS:
- PAINT WALLS W/ FLAT ENAMEL PAINT.
 - ALL PAINTED WALLS TO RECEIVE TILE BASE.
 - KITCHEN WALLS TO RECEIVE REIN. OR TILE BASE TO MATCH FLOOR.
- RESTROOM ACCESSORIES:
- HANDWRITTEN WALLS SHALL HAVE SECURED SPRAY BAR AS SHOWN ON PLANS.
 - PROVIDE WALL HUNG 18" X 24" MIRROR OVER EACH WALL UNITS, TILT OUT HANDWRITTEN LAUNDRY.
 - GENERAL CONTRACTOR SHALL INSTALL TOILET PAPER / HAND TOWEL DISPENSERS ETC. AS SUPPLIED BY PAPER SUPPLIER.
 - GENERAL CONTRACTOR SHALL PROVIDE 30% MIRROR FROM BACKSPLASH OF ALL INDICATED RESTROOM WALLS.
- THESE SPECIFICATIONS ARE A GUIDE ONLY. TENANT MAY CHANGE WHERE CODE PERMITS. ANY DETAILS PROVIDED IN BODY OF PLANS SHALL SUPERSEDE ANY INDICATIONS MADE IN THESE SPECIFICATIONS. NOTIFY ARCHITECT OF ANY CONFLICTS.



STRATEGIC REALTY SERVICES, LLC

MAJOR O'GRADY'S
614 LAKE AVE.
LAKE WORTH, FLA.

REVIEWED TO THE BEST OF MY KNOWLEDGE AND BELIEF FOR COMPLIANCE WITH THE CITY OF LAKE WORTH BUILDING CODES AND ORDINANCES.

DATE: 1/16/24

DESIGNED BY: [Signature]

APPROVED
LAKE WORTH FIRE DEPT.
DATE: 1/16/24
[Signature]

DATE: 1/17/24
DRAWN BY: [Signature]
ACADEMIC: [Signature]

SHEET 1