

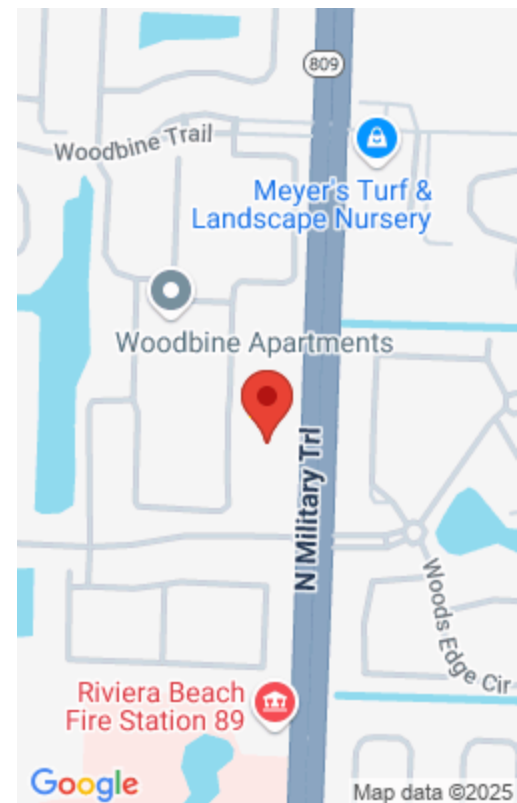
**\$7,950,000**

- Active
- 33000.00 sq ft

## **7721 MILITARY TRAIL, WEST PALM BEACH, FL, 33410**

<https://comwire.com>

Bring your 1031 buyers!! This unique retail/office park is currently 100% occupied with a diverse tenant mix paying **BELOW MARKET RENTS**, making it an attractive acquisition for local operators or those needing an up-leg from a sale. We recently finalized a renewal and expansion LOI at \$20/ft NNN, highlighting a 30%+ mark-to-market upside on rollovers.



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## Basics

|   |   |
|---|---|
| <b>Comwire last checked:</b> 8:51 am on June 08, 2025 | <b>Listing updated:</b> March 10, 2025 at 8:00 pm |
| <b>Days on Comwire:</b> 122                           | <b>Year built:</b> 2004                           |
| <b>Status:</b> Active                                 | <b>Listing Office Id:</b> 276616179               |
| <b>Date added:</b> February 05, 2025 at 5:32 pm       | <b>Building size (SF):</b> 33000.00 sq ft         |
| <b>Lot size:</b> 3.42 sq ft                           | <b>For Sale:</b> Yes                              |
| <b>For Lease:</b> No                                  | <b>Listing Office Name:</b> KW Reserve            |

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## Building Details

|   |   |
|---|---|
| <b>Type:</b> Retail   | <b>Building Type:</b> Commercial, Office/Professional, Office/Retail, Retail, Strip Store |
| <b>Stories:</b> 1.0   | <b>Heating:</b> Central   |
| <b>Floor covering:</b> Tile   | <b>Roof:</b> Concrete Tile  |
| <b>Real Estate Taxes:</b> \$57,795  | <b>Tax Year:</b> 2019   |
| <b>Cooling:</b> Central   | <b>Docs Available:</b> Survey   |
| <b>Info Available:</b> Additional Assmnt,Contracts,Copies of Lease,Existing Survey,Photos |   |

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## Additional Info

|   |                                   |
|---|-----------------------------------|
| <b>Listing Agent Phone:</b> (925) 487-3193                        | <b>Listing Office:</b> KW Reserve |
| <b>MLS Source:</b> Realtor Association of the Palm Beaches (RAPB) |                                   |

