

117 NE 5th Ave

Commercial Building

Delray Beach, Florida 33483

\$5,750,000

- Zoned CBD Central Business District
- Single Story with Unit A having a large upstairs Loft Area
- 2 UNITS: Unit A Leased until 2/28/2026 Unit B currently Vacant
- Prime Corner Location: One block NORTH of Atlantic Ave on SB Federal Hwy & NE 1st Street
- 17 Space Off-Street Parking Lot (16 + 1 Handicapped Space)
- Lot is 125 X 112.4 0.3226 acres / 14,052 sf
- Building Total Sq Ft = 7,267 (6,234 Sq Ft from Tax Record + 1,033 Unit A Loft Area)
- Unit A is 3,366 sq ft (+ 1,033 sq ft loft area) (OCCUPIED by Robes Law Group since 3/1/2011)
- Unit B is 2,868 sq ft per Commercial Appraisal in 4/2023 (VACANT as of 10/2023)
- Stucco on Mason Construction
- Separate Utilities

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