

MEDICAL OFFICE CONDO | FOR SALE

FOR SALE: ± 8,000 SF MEDICAL OFFICE SUITE

900 NW 17TH AVENUE, SUITE 101

CONGRESS AVE & LAKE IDA RD

DELRAY BEACH FL, 33445





BUILT OUT MEDICAL OFFICE CONDO

900 NW 17TH AVENUE, SUITE 101

CONGRESS AVE & LAKE IDA RD

- Second generation ,built-out medical office that includes a large waiting area, multiple plumbed exam rooms, a large nurse station, X-ray suite, cardiac nuclear imaging lab, cardiovascular ultrasound lab, specimen lab, break rooms and multiple window offices.
- Features include first floor location with covered patient access, prominent lighted building signage facing Congress Avenue and hurricane rated windows.

Unit Size: ± 8,000 SF
(Entire First Floor)

Condo Fees: \$7,300/Qtr 2024

2024 RE Taxes: \$36,560 Price:

Reduced to \$4,000,000

PROPERTY HIGHLIGHTS

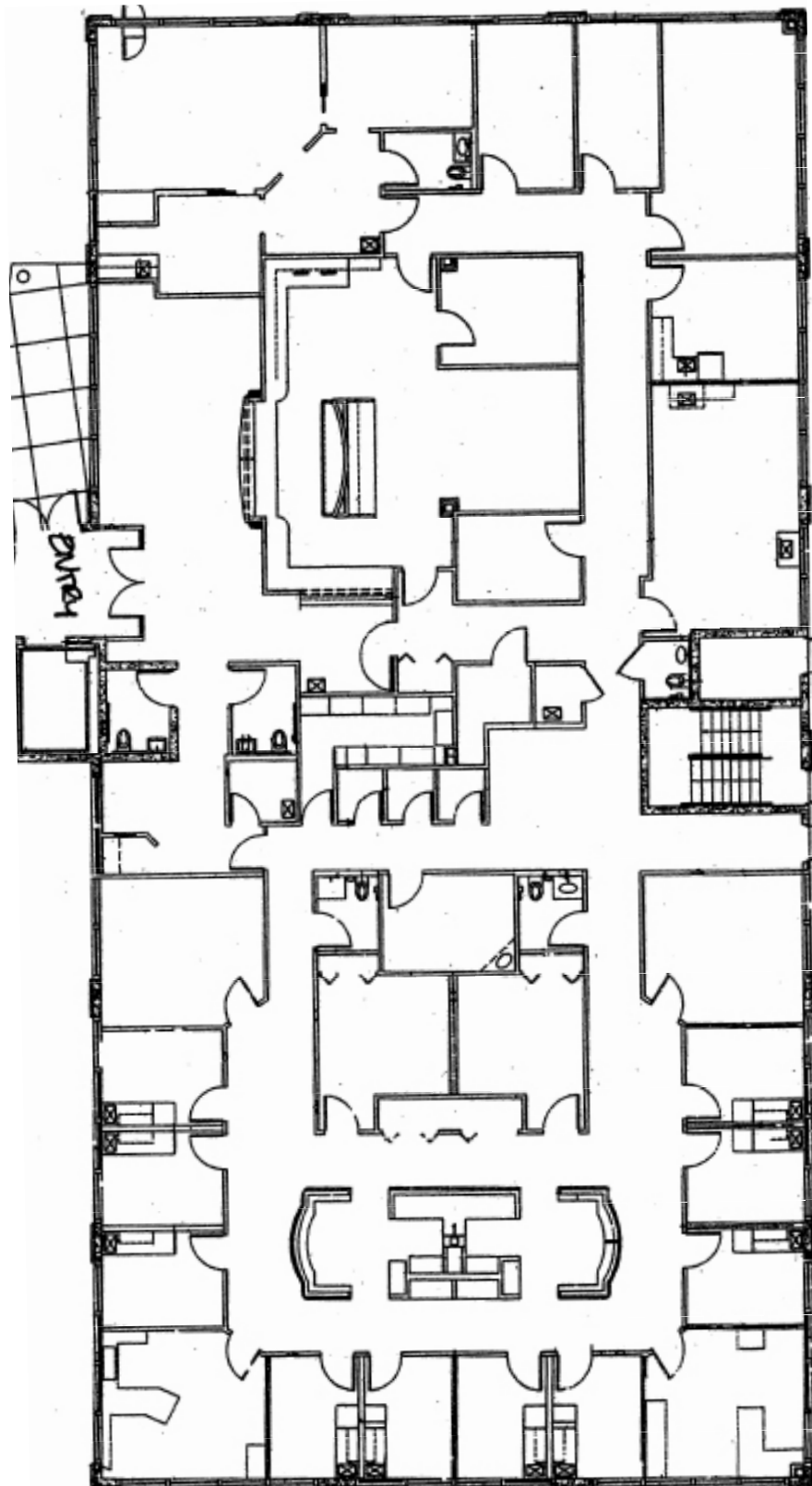
- Size: Suite 101 - \pm 8,000 SF (Entire First Floor).
- Building signage facing Congress Avenue and marquee signage.
- First floor location with direct access, covered patient entry.
- Built out second generation medical suite including 10 exam rooms, 4 large doctor offices, 3 procedure rooms, and reception area.
- \pm 13 minutes to Delray Medical Center & \pm 17 minutes to Baptist Boca Regional Hospital.
- Located less than 1 mile from I-95 off Atlantic Avenue.
- Ample surface parking.



FLOORPLAN

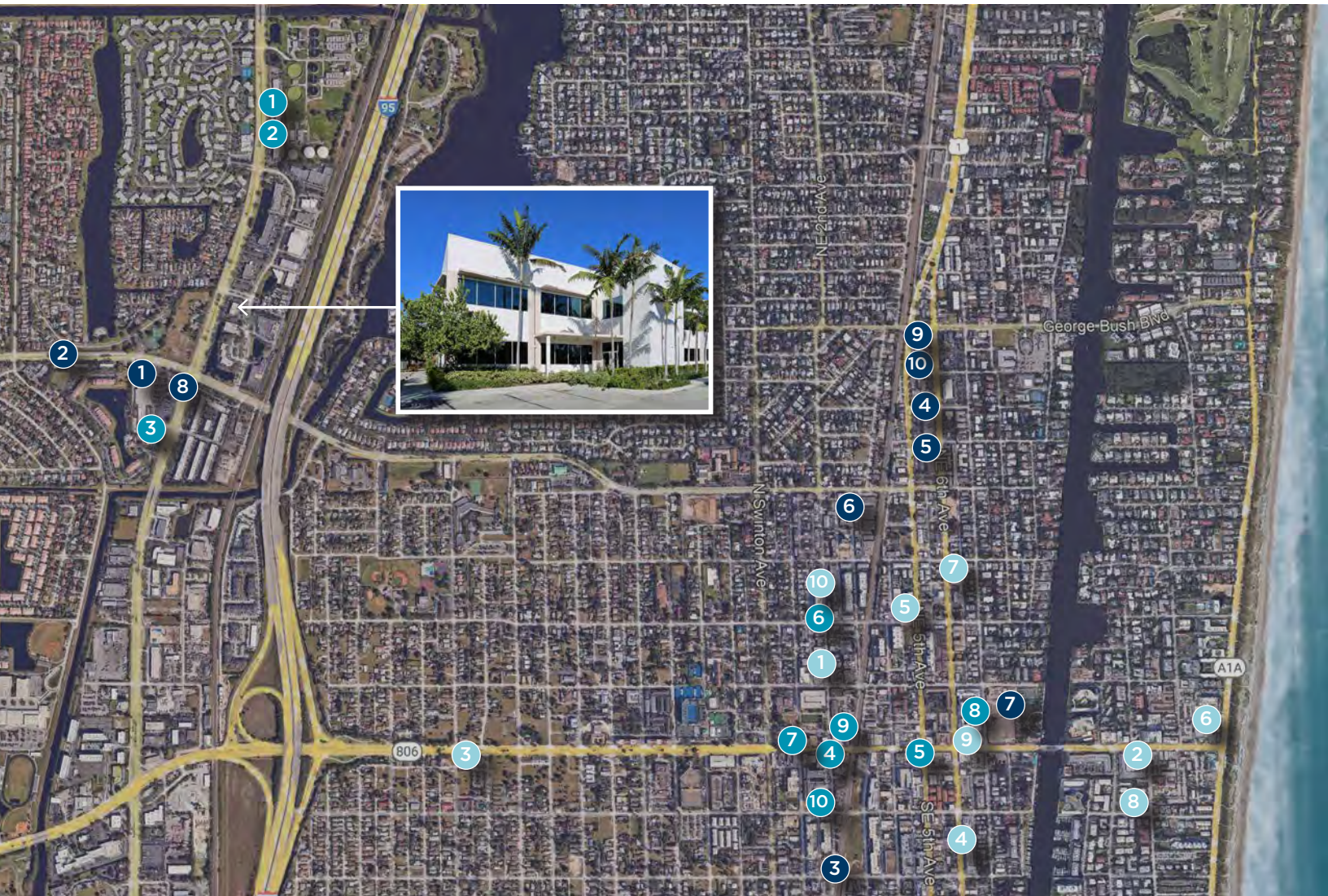
SUITE 101 // ± 8,000 SF (ENTIRE FIRST FLOOR)

LAKE IDA ROAD



N CONGRESS AVE

AREA AMENITIES



RESTAURANTS

1. In Good Taste Cafe
2. Rogie Pierogies
3. L&E Fine Cooking
4. Gary Rack's Farmhouse Kitchen
5. Costa Delray Beach
Contemporary American
6. Yama Japanese
7. Rocco's Tacos & Tequila Bar
8. The Hampton Social Delray
9. Racks Fish House + Oyster Bar
10. Olio Italian

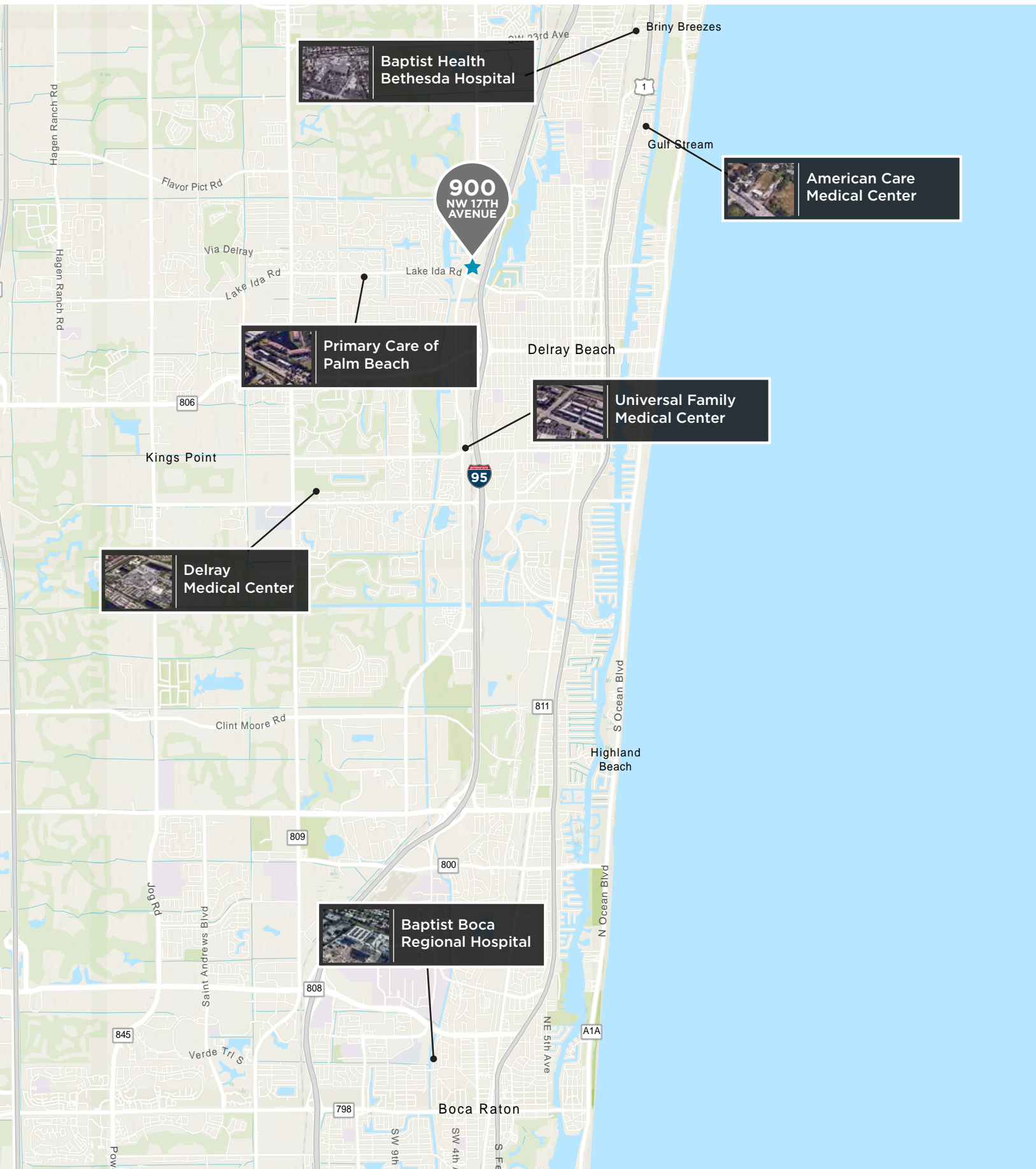
RETAIL & BANKING

1. Dollar General
2. Jovi Supermarket
3. BD Grocery Store
4. Publix Super Market
5. Walgreens
6. Bedner's Farm Fresh Market
7. Atlantic Plaza
8. Regions Bank
9. Chase Bank
10. Citi Bank

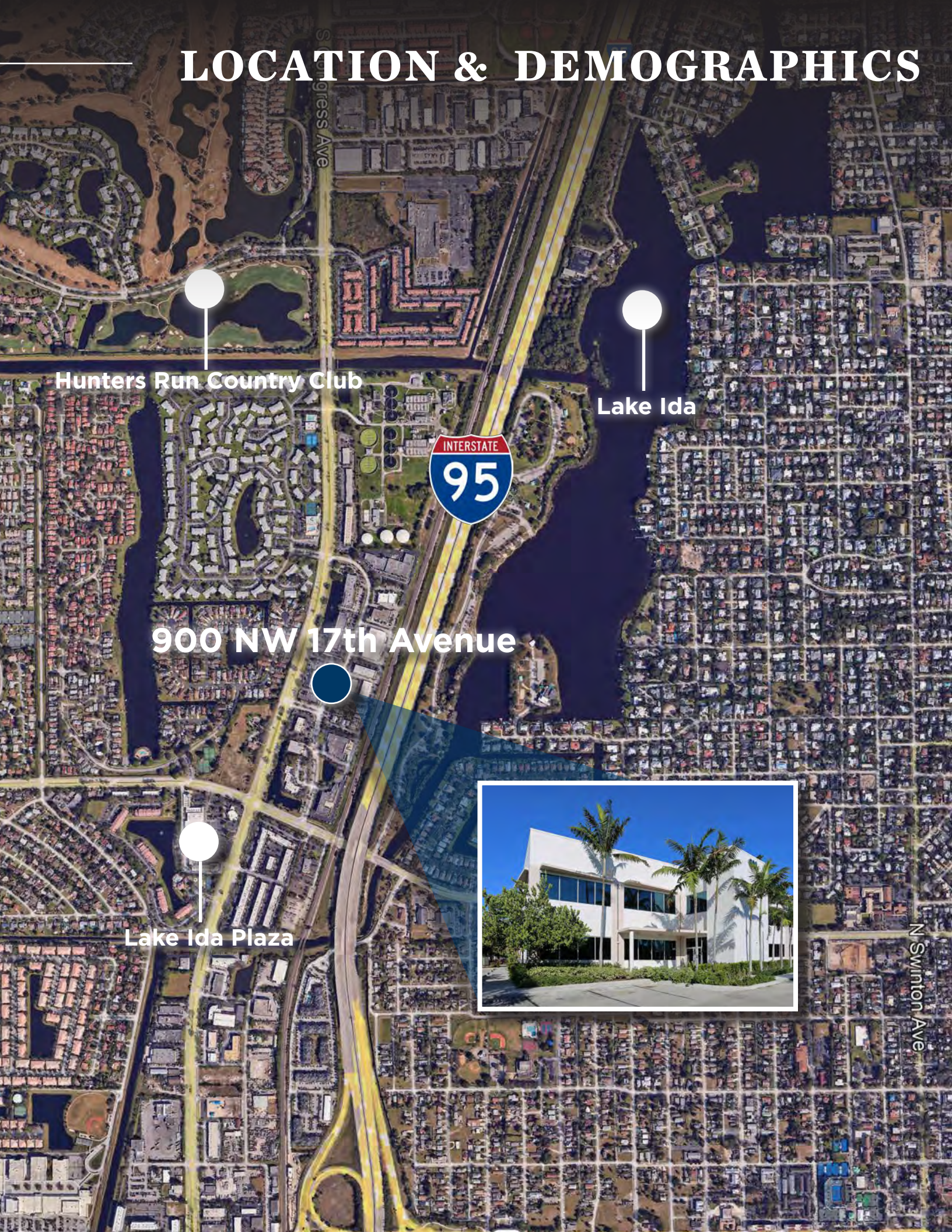
HOTELS

1. Hyatt Place Delray Beach
2. The Seagate Hotel and Spa
3. Fairfield Inn & Suites
4. Courtyard Delray Beach
5. Hampton Inn Delray Beach
6. Opal Grand Resort
7. Atlantic Hideaway
8. Crane's Beach House
9. Colony Hotel & Cabana
10. The Ray Hotel

HOSPITAL MAP



LOCATION & DEMOGRAPHICS



Hunters Run Country Club

Lake Ida



900 NW 17th Avenue

Lake Ida Plaza



N Swinton Ave

1 MILE



95,079

POPULATION



\$110,870

AVERAGE
HOUSEHOLD
INCOME



100,655

DAYTIME
POPULATION



44,730

HOUSEHOLDS

3 MILES

229,906

POPULATION

\$105,393

AVERAGE
HOUSEHOLD
INCOME

243,202

DAYTIME
POPULATION

112,046

HOUSEHOLDS

5 MILES

625,788

POPULATION

\$117,105

AVERAGE
HOUSEHOLD
INCOME

650,063

DAYTIME
POPULATION

271,176

HOUSEHOLDS

7
MINS



Interstate 95

7
MINS



Delray Beach

12
MINS



Antiquers Airport

INTERIOR PICTURES





DELRAY BEACH

Situated along the South Florida coast, captivates visitors with its two miles of pristine beaches perfect for swimming and sunbathing. The bustling downtown district, centered around Atlantic Avenue, beckons with its array of charming boutiques, art galleries, and diverse dining options.

DEMOGRAPHICS



TOTAL POPULATION

127,692



TOTAL HOUSEHOLDS

63,616



AVERAGE HH INCOME

\$112,381



DAYTIME POPULATION

134,403



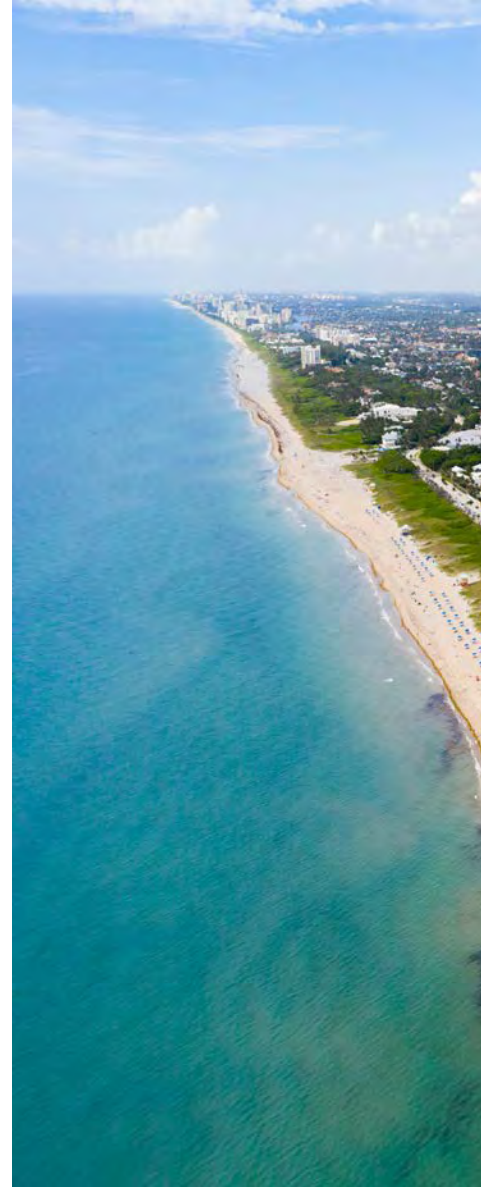
MEDIAN AGE

62.0



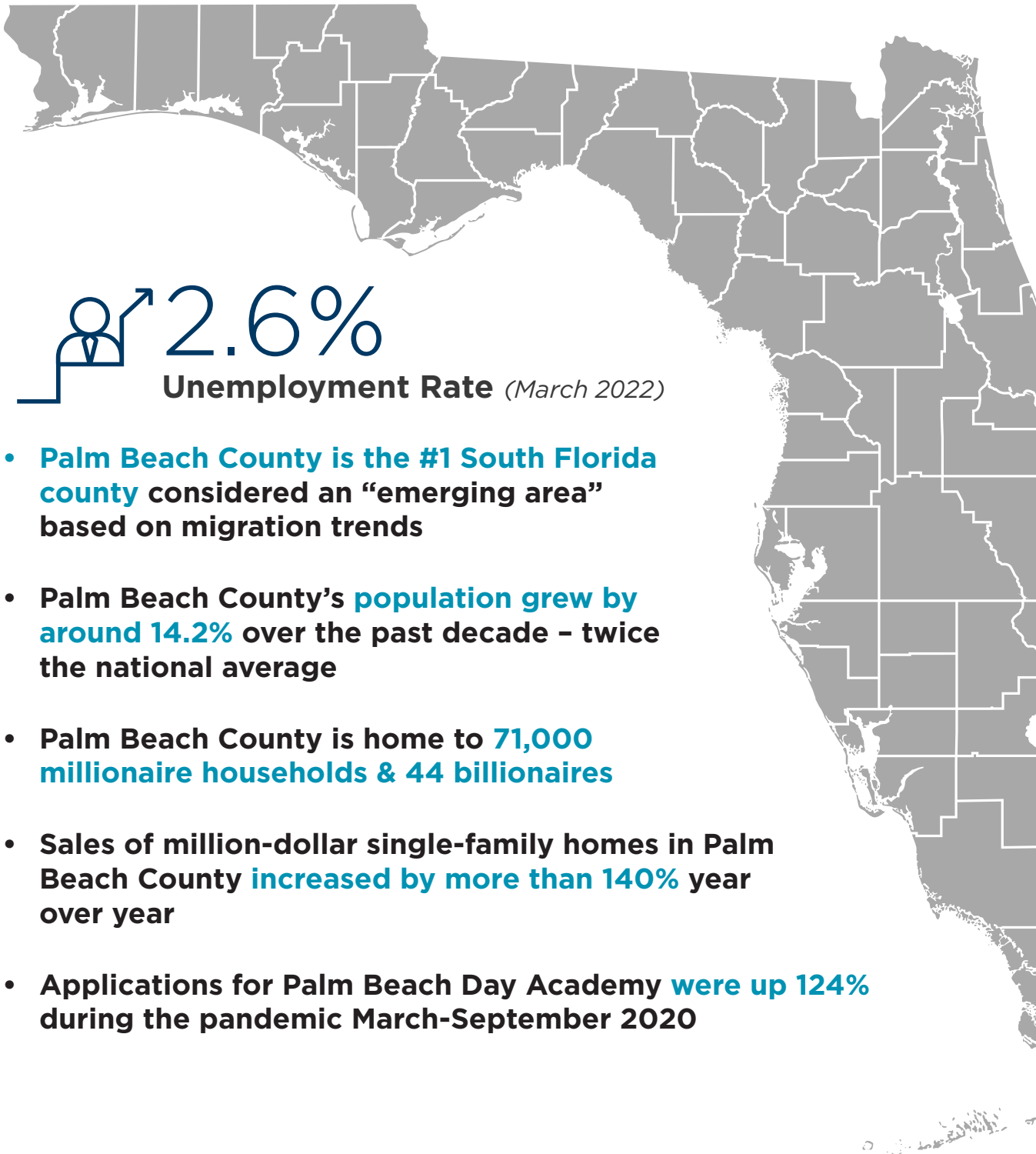
AVERAGE HOME VALUE

\$495,460





HIGH NET WORTH MIGRATION



*70,000 high net worth individuals left New York City, taking **\$34 billion in lost income** with them*



~2 IN 5 PEOPLE
moving to Palm Beach County
come from the New York City

NEW OUT-OF-MARKET RELOCATIONS

Goldman Sachs

VIRTU 
FINANCIAL



N | E | P

Norwest Equity Partners

ELLIOTT®



Miami Herald

“The Floodgates Have Opened:
2020 Sees Surge of Business Transplants to South Florida”

CONGRESS PROFESSIONAL BUILDING

900 NW 17TH AVENUE, SUITE 101

FOR MORE INFORMATION,

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