

# 230 George Bush Blvd

Presented by  
Douglas Elliman

230 George Bush Blvd, Delray Beach, FL 33444

Price: \$19,850,000



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Located in the heart of East Delray Beach, this iconic mixed-use property is unlike anything else on the market. Designed as a custom three-story designer residence, the building seamlessly blends ultra-luxury living with Class A commercial possibilities, making it ideal for entrepreneurs, investors, or those seeking a statement property with income potential. Currently, the ground floor is configured as a professional medical office, while the upper levels provide expansive private living spaces. With unique zoning, the building offers maximum flexibility:• Keep it exactly as it is; luxury residential living above with commercial space below• Convert the entire building to a private luxury residence• Convert the entire building to a commercial property• Or create your own unique blend of both

**Features & Amenities**• Over 9,000 total square feet of interior and covered living space• Rooftop retreat with coastal breezes and full outdoor kitchen and spa,• Three oversized balconies for indoor-outdoor living• 20 Rare Downtown Parking spaces including air-conditioned two-car collector's garage plus 18 additional on-site parking spaces• Five bedrooms and overall eight bathrooms (four oversized full baths and four half baths)• Soaring 12-foot and 16-foot ceilings dramatic volume highlighted by natural gas fireplace• Downsview chef's kitchen with wine room• Private 3-story glass elevator• Oak flooring and exposed brick



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 **Douglas Elliman**

accents for timeless character• Whole-home automation including Savant Pro system and Lutron shades• Expansive, fenced-in turf backyard for carefree play area or dog run Structural Integrity & Security• Nearly half-acre point lot on one of downtown's most visible locations• Impact glass throughout• Concrete block construction• Full natural gas generator• Premium finishes ensuring both durability and luxury Location & Lifestyle Just blocks from the Atlantic Ocean and world-famous Atlantic Avenue, this property offers effortless access to Delray's best shopping, dining, and entertainment. Stroll to The Ray Hotel, the new Tiger Woods mini-golf attraction, and countless boutiques, galleries, and restaurants. The Opportunity This rare, iconic property provides unmatched flexibility in one of South Florida's most desirable coastal cities. It presents the perfect opportunity for a hedge fund, family office, law firm, marketing agency, or to continue its current use as a premier medical office/facility. Whether kept as-is, transitioned into a full luxury residence, or reimagined as a Class A commercial building, the convenience and possibilities are truly endless.

Luxury residential units located above ground-floor commercial space.

Class A commercial frontage with private residential access.

Zoned for flexible commercial or professional office use.

Walkable location near Atlantic Avenue and downtown Delray Beach.

Ideal for boutique retail, gallery, or wellness concepts.

High-visibility corner lot with strong foot and vehicle traffic.

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## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Hellman Dermatology	-	
Passport MD Inc	-	



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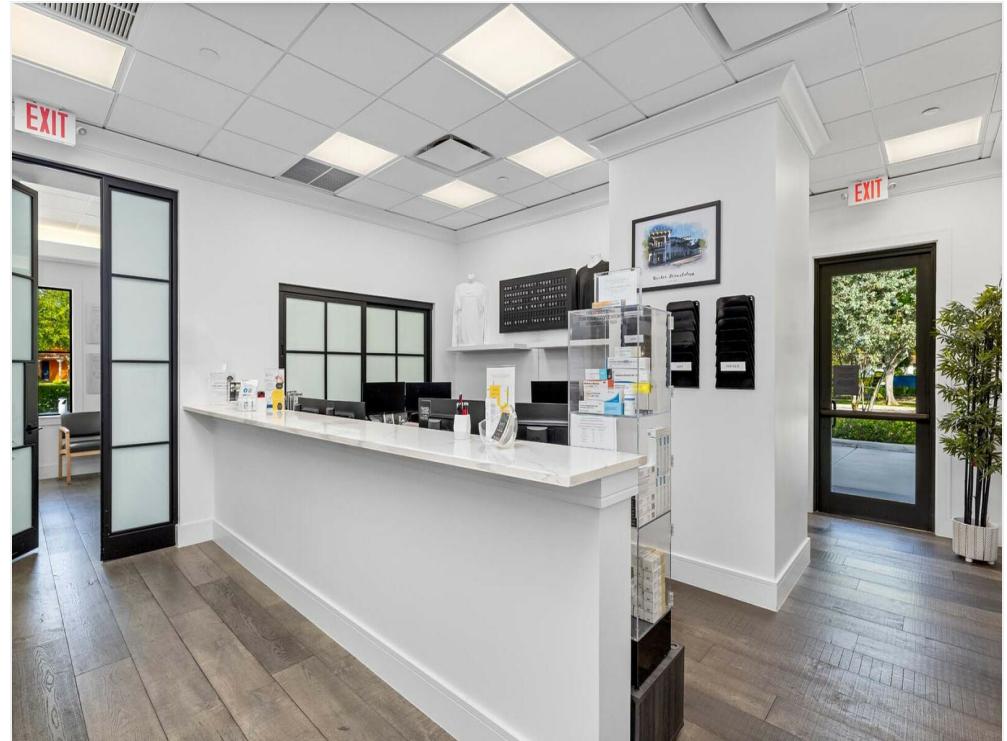
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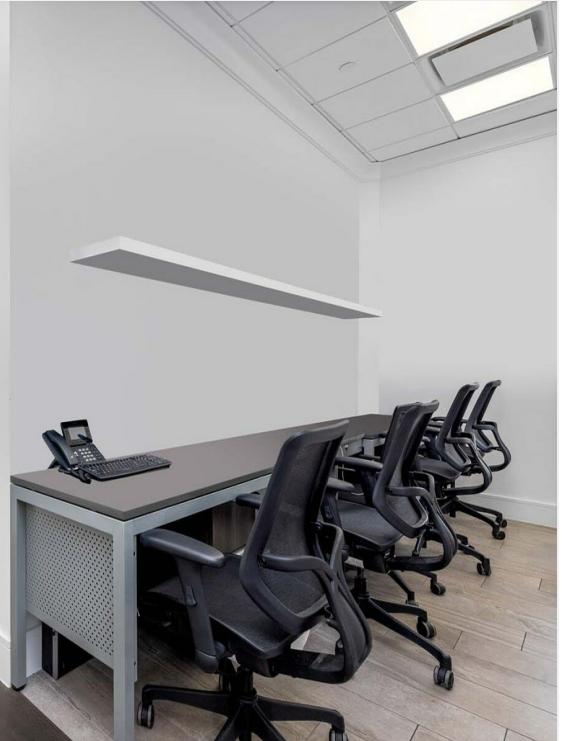
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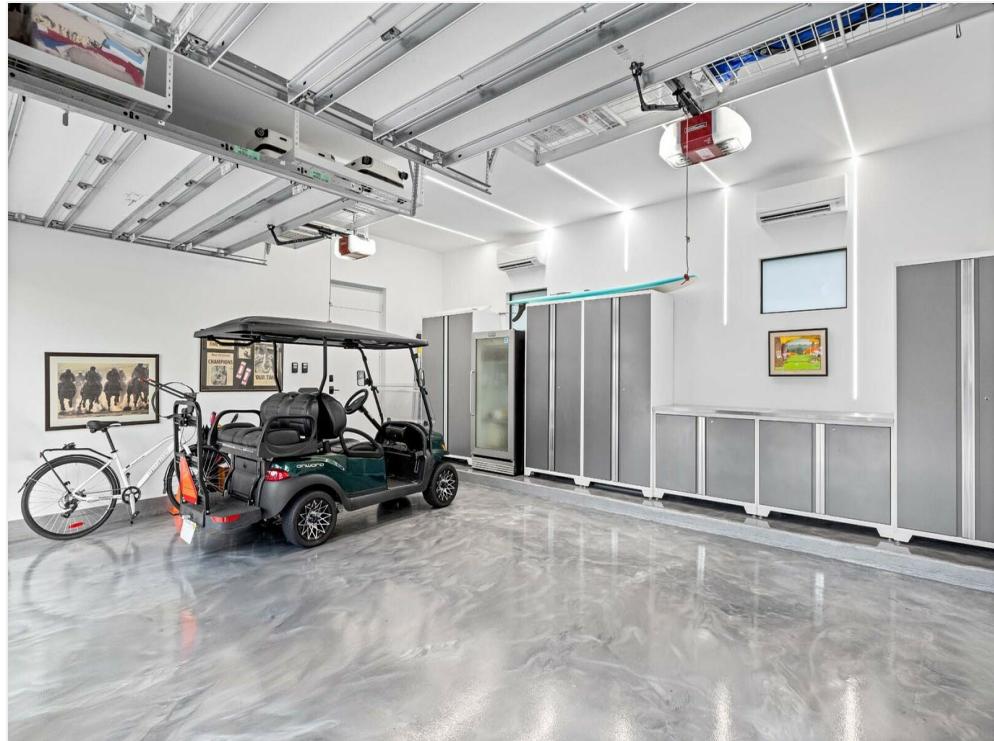


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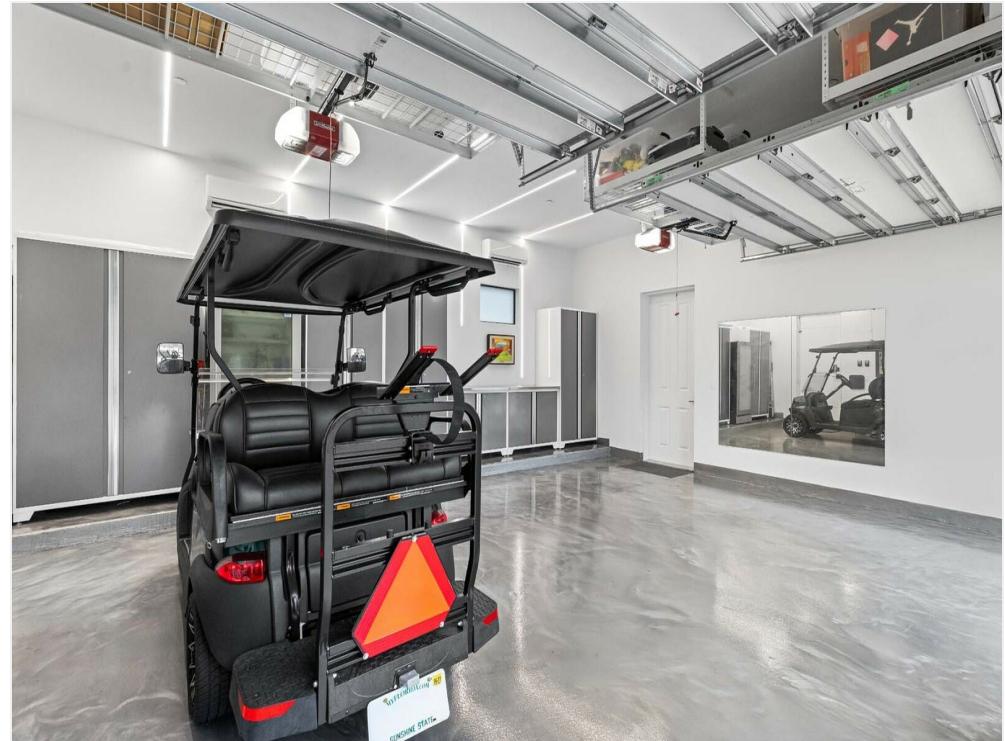
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## Location

