



**Rare mixed-use property
in Islamorada's walkable
Morada Arts District**



Property stats

Address:	105 Palm Ave, Islamorada, FL 33036
Building Area (SF):	3,467 SF
Land Area Total:	±0.21 AC
Year Built:	(Total Renovation 2024) 1948
Parking:	16 Surface Spaces
Zoning	SC (Islamorada)
Use Mix	±2,443 SF Office ±544 SF Retail ±480 SF Multifamily

105 Palm Avenue presents a rare and exceptional opportunity to acquire a flexible, mixed-use asset in one of the most supply-constrained markets in the Florida Keys.

Execute Principal CA

Execute Co-Broker CA

Michael T. Fay
Principal, Managing Director
305 447 7842
michael.fay@avisonyoung.com

David F. Spillers, SIOR
Vice President
305 218 2950
david.spillers@avisonyoung.com

John K Crotty, CCIM
Principal
305 447 7865
john.crotty@avisonyoung.com

David Duckworth
Principal
954 938 1806
david.duckworth@avisonyoung.com

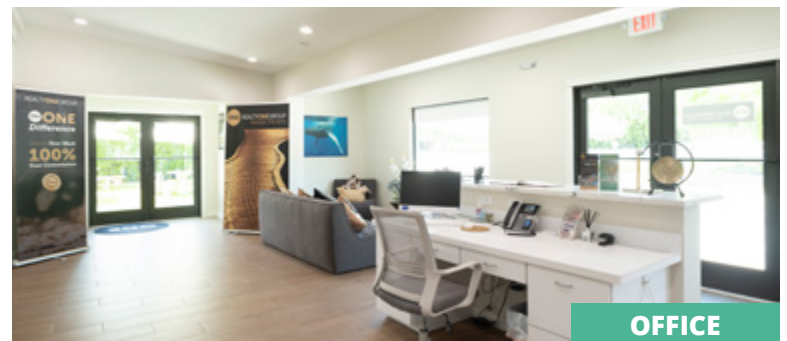
Brian C. de la Fé
Principal
305 476 7134
brian.delafe@avisonyoung.com

Stephen Englert
Senior Financial Analyst
317 374 8363
stephen.englert@avisonyoung.com



Investment highlights

- Irreplaceable location in the Florida Keys
- Versatile, renovated mixed-use asset
- Tight market, high demand
- High-barrier-to-entry market
- Restaurant opportunity
- Flexible development potential



OFFICE



RETAIL



MULTIFAMILY

Michael T. Fay
Principal, Managing Director
305 447 7842
michael.fay@avisonyoung.com

David Duckworth
Principal
954 938 1806
david.duckworth@avisonyoung.com

David F. Spillers, SIOR
Vice President
305 218 2950
david.spillers@avisonyoung.com

Brian C. de la Fé
Principal
305 476 7134
brian.delafe@avisonyoung.com

John K Crotty, CCIM
Principal
305 447 7865
john.crotty@avisonyoung.com

Stephen Englert
Senior Financial Analyst
317 374 8363
stephen.englert@avisonyoung.com