



# 202 Palm Court Delray Beach, Florida

**ANDERSON CARR**  
APPRAISERS • REALTORS • CONSULTANTS • DEVELOPERS

521 South Olive Avenue  
West Palm Beach, FL 33401

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202 Palm Court, Delray Beach, FL

**CONFIDENTIAL**

**OFFERING MEMORANDUM**

Presented by:

Paul Snitkin, Broker

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# Available **FOR SALE**

## **202 Palm Court, Delray Beach, Florida**

*Incredible opportunity to own a piece of Delray Beach. Incredible location just north of East Atlantic Avenue in the Del-Ida Park area. The property has a site that consists of 1/2 an acre or 21,000 SF. The structure consists of 3,540 SF a/c space. Circular driveway with a two car carport. Site is located on the southeast corner of Palm Court and NE 2nd Avenue, Delray Beach. The property is zoned RO for residential office. This property is a prime candidate for total renovation for Single Family home or Professional office use. Overall property is in average condition. Property was built in 1949, and has been renovated over the years. The location and access is excellent with George Bush Boulevard just to the north. Call for additional information. Paul Snitkin at;*

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Note: This offering subject to errors, omissions, prior sale or withdrawal without notice





## 202 Palm Court, Delray Beach, FL

### Project Overview

Anderson & Carr, Inc. is pleased to present for sale; 202 Palm Court, Delray Beach, Florida. This property is a single tenant type commercial/residential Building containing a total of 3,548 square feet on a site consisting of 21,000 SF or .50 acres. The subject is situated at the southeast corner of Palm Court and NE 2nd Avenue, Delray Beach, Florida.

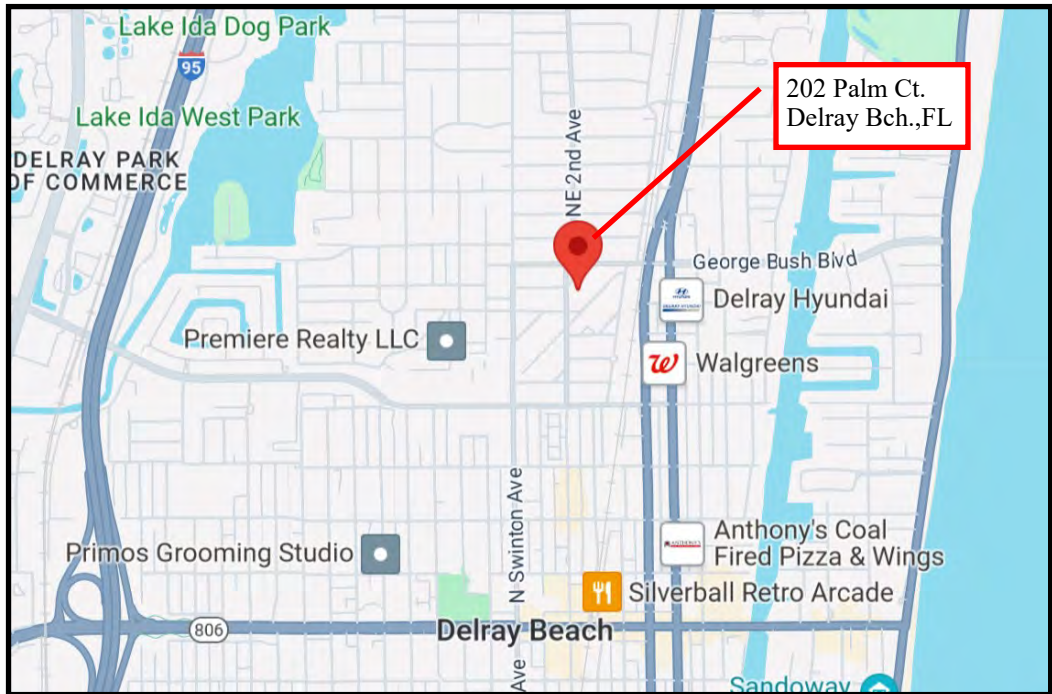
The current zoning is RO– Residential Office, City of Delray Beach, Florida.

This property is a perfect candidate of renovation and utilization of it's highest and best use. Surrounding uses consist of Professional office, Residential, and multi-family.





## 202 Palm Court, Delray Beach, FL



### Strategic Location

The property represented is situated on the southeast corner of Palm Court and NE 2nd Avenue, Delray Beach, Florida. The site is located east of Interstate 95, just west of US Highway #1, north of East Atlantic Avenue, and just south of George Bush Boulevard. The subject is located within the Del-Ida neighborhood which consists of Professional Office, Residential (Single family and Multi-family), and some Retail. In the immediate area, most of these homes have been converted to Dentists offices, Medical, Architects, Designers, Attorneys, Private fitness, and other professional uses. The immediate and surrounding areas have seen an increase in pricing over the recent past and should continue into the foreseeable future. With property values increasing, occupancy levels high, and rent levels increasing the future looks very bright for the Del-Ida area and Delray Beach as a whole.





202 Palm Court, Delray Beach, FL.

Additional Photos





