

### PRIME RESTAURANT OPPORTUNITY

Vanilla Shell Condition · 1,832 SF Ground Floor + 850 SF Potential

Covered Rooftop Bar · Site Plan Approved



SALE PRICE

**\$2,400,000**

LEASE RATE

**\$80.00 PSF NNN**

#### PROPERTY DETAILS

Ground Floor	1,832 SF
Potential for Rooftop Bar & Seating	850 SF
Condition	Vanilla Shell Condition
Site Plan	Approved Restaurant Use
Architectural Plans	Available Upon Request

#### HIGHLIGHTS

- In Delray's vibrant Pineapple Grove and NE 3rd Ave Arts District
- Ability to create a covered rooftop bar
- City-approved site plan - streamlined permitting
- Walking distance to Atlantic Ave dining corridor
- Purchase outright or NNN lease
- Affluent Delray Beach market, strong foot traffic

#### Location, Location, Location!

One of South Florida's top dining & entertainment markets in Downtown Delray Beach Blocks from Atlantic Ave, Pineapple Grove & within NE 3rd Ave Arts District. Property is located between Segrato Italian Restaurant, Glimmer Cafe & across from a brand new Steakhouse.

Scan or click the QR code below for additional photos and virtual tour

