

PRIME DELRAY LOCATION

145 NORTH CONGRESS AVENUE, DELRAY BEACH, FL 33445

LAND FOR LEASE

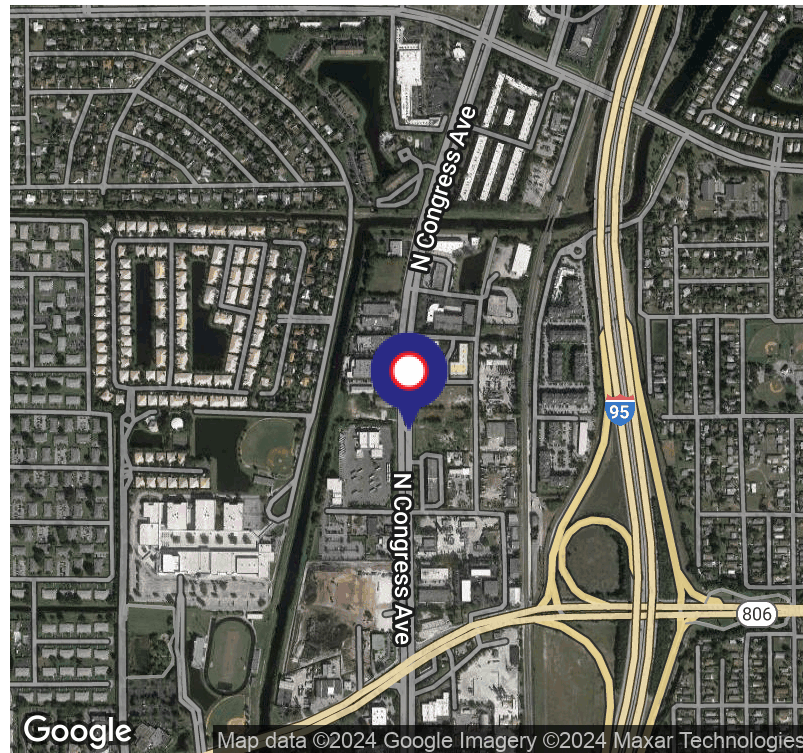


PROPERTY DESCRIPTION

Approximately 1 acre of Industrial vacant raw LAND FOR LEASE or Build to Suit. Zoned MIC for Mixed Industrial and Commercial Use and fronting on busy N Congress Ave. Site plan approved with full set of plans to build a one story, 13,762 SF building with 2,993 SF of offices and 10,769 SF of warehouse. There are 20 available parking spaces. Great location as minutes to I-95 Expressway and just 10 minutes to vibrant downtown Delray Beach.

PROPERTY HIGHLIGHTS

- +/- 1 acre raw land with site plan approval
- WILL BUILD TO SUIT
- Full set of plans for 13,762 SF one-story office/warehouse
- 2,993 SF of offices and 10,769 SF of warehouse
- Frontage on Congress Ave.
- Zoned MIC- Mixed Industrial and Commercial
- Just N of Atlantic Ave on Congress
- Median household income within 3 miles is \$67,505 (data via CoStar)
- Average daily traffic count along N Congress Ave and NW 1st St N is 34,365 (data via CoStar)



LORETTA SHATTO

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ALAN LEVY

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JOSH LEVY

Chief Operating Officer
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ADDITIONAL PHOTOS



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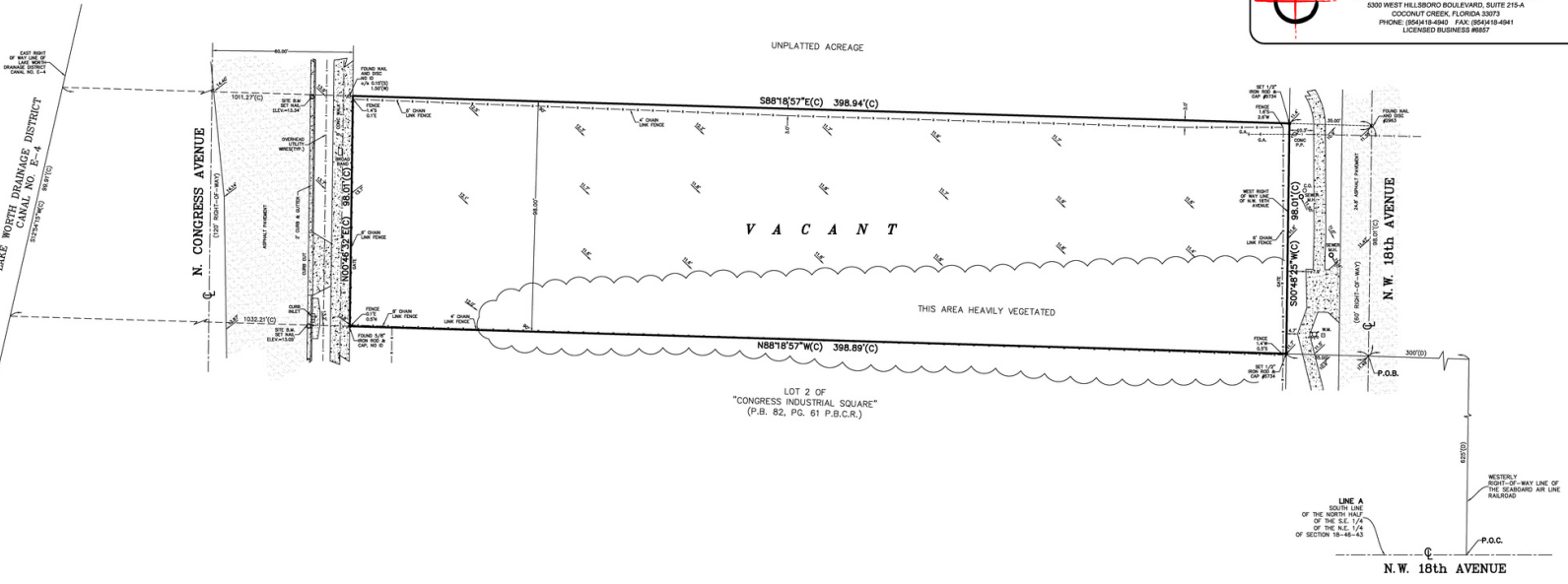


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SURVEY

PINELL SURVEY, INC.
 PROFESSIONAL SURVEYORS AND MAPPERS
 5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
 COCCANY CREEK, FLORIDA 33077
 PHONE: (866) 18-4840 FAX: (954) 18-4941
 LICENSED BUSINESS #6657



PROJECT ADDRESS: VACANT LOT @ N. CONGRESS AVE.
 DELRAY BEACH, FLORIDA 33426



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VACANT PARCEL BUILD TO SUIT

Property Detail	
Parcel Control Number: 12-43-46-18-00-000-1460	Location Address: 145 N CONGRESS AVE
Owners: GALAXY MARBLE INC	Municipality: DELRAY BEACH
Mailing Address: 1760 NW 22ND CT, , POMPANO BEACH FL 33069 1322	
Last Sale: JUN-2021	Book/Page#: 32661 / 00100 Price: \$940,000
Property Use Code: 4000 - VACANT INDUSTRIAL	Zoning: MIC - MIC-MIXED INDUST & COMM
Legal Description: 18-46-43, S 98.01 FT OF N 1400FT OF W 399.61 FT OF E 699.91 FT OF TH PT OF NE 1/4 LYG W OFSAL RY & E OF CONGRESS AVE RD R/W	Total SF: 0 Acres 0.9037



2023 Values	2023 Taxes
Improvement Value \$0	Ad Valorem \$10,667
Land Value \$629,840	Non Ad Valorem \$13
Total Market Value \$629,840	Total Tax \$10,680
Assessed Value \$530,443	2023 Qualified Exemptions
Exemption Amount \$0	Applicants
Taxable Value \$530,443	

All values are as of January 1st each year.

Owner : GALAXY MARBLE INC PCN: 12434618000001460

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 3/27/2024

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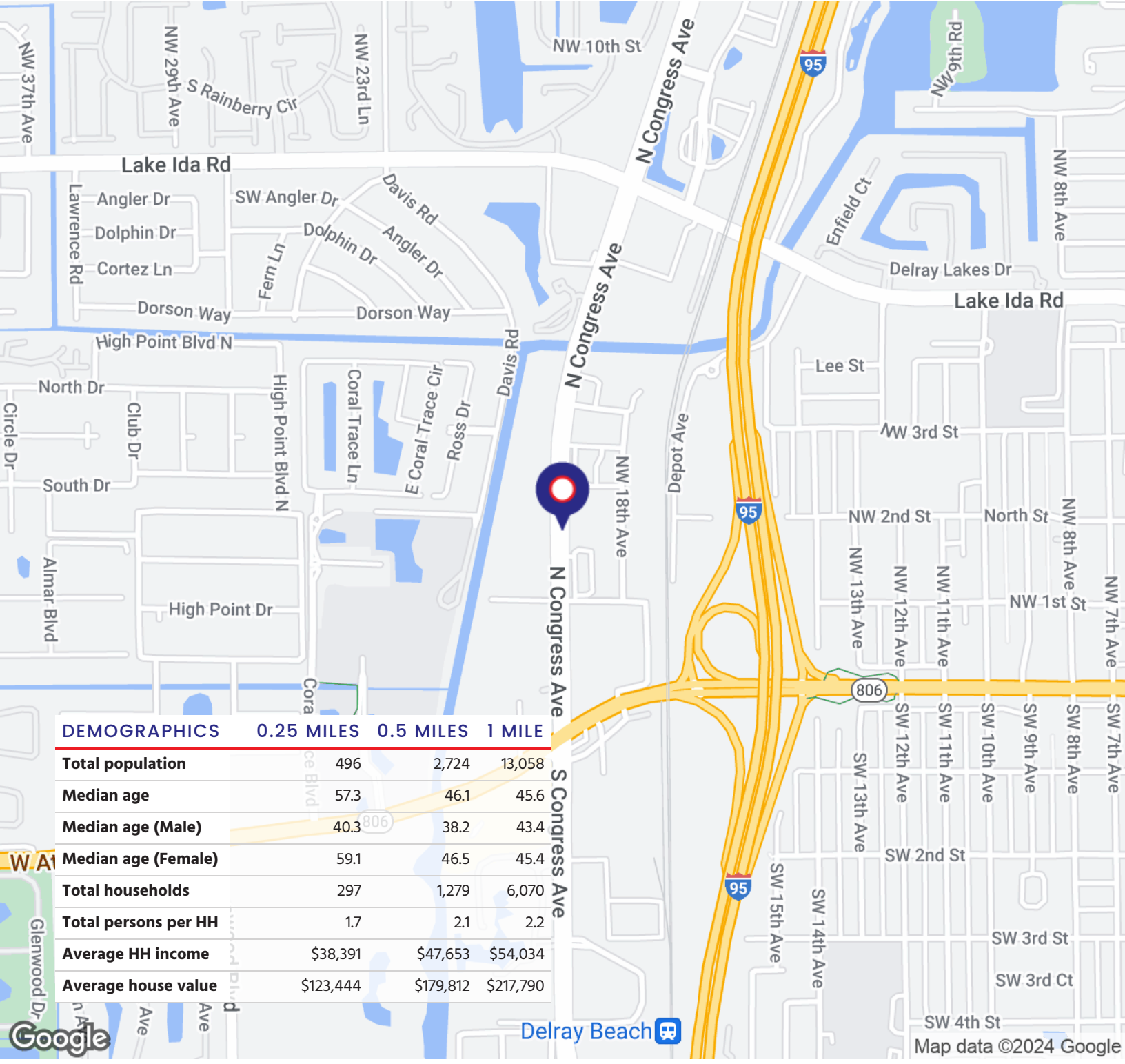
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DEMOGRAPHICS



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