

401 SE 5th Avenue

Delray Beach, Florida 33483

Property Overview

Address	401 SE 5th Avenue, Delray Beach, FL 33483
Parcel Number	12-43-46-21-01-001-0010
Zoning	CBD — Central Business District
Future Land Use	Commercial Core
Lot Size	0.48 Acres (±20,909 SF)
Building Size	5,200 SF (±)
Building Class	Class B
Year Built	1981
Stories	1
Building FAR	0.24 (significant redevelopment upside)
Parking	30 Spaces On-Site (5.77/1,000 SF)
Frontage	173' on SE 5th Ave 134' on SE 4th St Corner Lot
Current Use	Body Shop / Auto Repair (ongoing — do not disturb)
Property Type	Freestanding Commercial / Redevelopment Site

Marketing Description

One Commercial Real Estate, as exclusive agent for the Owner, is pleased to present for sale 401 SE 5th Avenue — a rare industrial and redevelopment opportunity located in the heart of Downtown Delray Beach, Florida.

Totaling ±5,200 square feet on 0.48 acres, this freestanding building offers an unmatched combination of industrial functionality and downtown accessibility — a combination virtually impossible to replicate within the city's core. Positioned just four blocks from Atlantic Avenue, the Property provides owner-users with walkable access to Delray's retail, dining, and residential districts while maintaining true industrial utility, including grade-level loading and on-site parking.

For businesses seeking a central location to service both Palm Beach and Broward Counties, 401 SE 5th Avenue delivers the ideal balance of visibility, accessibility, and operational efficiency. With limited remaining industrial zoning in the downtown area, opportunities like this are exceedingly rare. Whether for an expanding local business, a creative user, or future redevelopment, 401 SE 5th Avenue represents a strategic long-term hold in one of South Florida's most dynamic urban environments.

Investment Highlights

- Rare industrial opportunity in the heart of Downtown Delray Beach — an area where industrial product is virtually nonexistent.
- Located within the CBD zoning district, allowing for a wide range of commercial, industrial, and mixed-use applications.
- Ideal for owner-users seeking a central, walkable location with close proximity to I-95 or investors looking to capitalize on Delray's constrained industrial supply and surging demand.
- Corner lot with substantial frontage on two streets provides exceptional visibility and multiple points of ingress/egress.

- Low existing FAR of 0.24 on a half-acre parcel in the CBD presents meaningful redevelopment upside — current improvements represent only a fraction of what the land can support.
- Surrounded by transformative development: The Set, 3rd + 3rd Village, and numerous high-end projects within immediate walking distance.
- Two blocks from Atlantic Avenue — Delray Beach’s premier cultural, dining, and entertainment corridor.

Zoning: Central Business District (CBD)

The property is zoned CBD — Central Business District under the City of Delray Beach Land Development Regulations (LDR Section 4.4.13). This is the most permissive and flexible commercial zoning classification in the city, designed to preserve and protect the cultural and historic aspects of downtown Delray Beach while simultaneously promoting vitality and economic growth.

The CBD district is mapped to the Commercial Core designation on the Future Land Use Map and is comprised of four sub-districts. Based on the property’s location on SE 5th Avenue, it falls within or adjacent to the Central Core Sub-district and/or the Railroad Corridor Sub-district (buyer to verify with City of Delray Beach Development Services).

CBD Sub-Districts Explained

Sub-District	Purpose & Character
Central Core	Preserves downtown’s historic moderate scale; promotes a balanced mix of uses; permits highest residential density in the city to foster compact, pedestrian-oriented growth. Ideal for mixed-use, retail, office, and multifamily redevelopment.
Railroad Corridor	Recognizes long-standing light industrial character near the FEC railroad corridor. Permits fabrication, assembly, wholesaling, storage, distribution, contractor services, and auto-related uses not allowed elsewhere in the CBD. Specifically includes light industrial uses that support downtown employment.
Beach	Focused on preserving and enhancing the beachside character; encourages storefronts close to the street with parking in the rear. Not directly applicable to this property location.
W. Atlantic Neigh.	Neighborhood-serving commercial area along West Atlantic Avenue; promotes mix of residential, commercial, and civic uses. Not directly applicable to this property location.

Allowable Uses by CBD Sub-District (LDR § 4.4.13 Table 4.4.13(A))

Key: P = Principal Use A = Accessory Use C = Conditional Use — = Prohibited S = Secondary Street Only

Use / Activity	Central Core	Railroad Corridor	Beach Area	W. Atlantic Neigh.
General Retail (as in GC district)	P	P	P	P
Business, Professional & Medical Offices	P	P	P	P
Services & Facilities (excl. drive-through)	P	P	P	P
Multi-Family Residential	P	P	P	P
Assisted Living / Nursing Home / Cont. Care	P	P	P	P
Live/Work Units	P	P	P	P
Hotels, Motels & Residential-Type Inns	P	P	P	C
Bed & Breakfast Inns	P	P	P	C

Use / Activity	Central Core	Railroad Corridor	Beach Area	W. Atlantic Neigh.
Public Parking Garages (mapped locations)	P,S	P,S	P,S	P,S
Fabrication and/or Assembly	—	P	—	—
Wholesaling, Storage & Distribution	—	P	—	—
Contractor & Trade Services	—	P	—	—
Automobile Brokerage (enclosed structure)	—	P	—	—
Family Day Care Homes	A	A	A	A
Home Occupations	A	A	A	A
Parking Areas & Service/Refuse Areas	A,S	A	A,S	A,S
Storage of Inventory (not shared/leased)	A,S	A	A,S	A,S
Services & Repair (incidental to principal use)	A,S	A	A,S	A,S
Automobile Repair	—	C	—	—
Child Care / Adult Day Care Facilities	C	C	C	C
Commercial Recreation (bowling, skating, etc.)	C	C	C	C
Drive-Through Facilities (bank, retail, etc.)	C	C	C	C
Food Preparation and/or Processing	—	C	—	—
Funeral Homes (incl. chapel/crematory)	C	C	C	C
Gasoline Stations and/or Car Washes	C	C	—	—
Theaters (excl. drive-ins)	C	C	C	C
Veterinary Clinics	C	C	C	C
24-Hour / Late-Night Business (300' of residential)	C	C	C	C
Dry-Cleaning Processing Plants	—	C	—	—

CBD Development Standards

Max Building Height	4 stories / 54 feet (general CBD); 3 stories / 38 feet within 125' of Atlantic Ave right-of-way
Ground Story Height (Commercial)	Minimum 12 feet floor-to-ceiling
Building FAR	Existing FAR 0.24 — substantial room to increase density under CBD standards
Residential Density	Highest density allowed in the City within the Central Core Sub-district
Parking	Requirements may be reduced based on proximity to public parking garages and planned Tri-Rail Coastal Link station

Live Local Act Eligibility	CBD-zoned parcels are eligible for Live Local Act density bonuses (up to 40 du/ac) with ≥40% workforce housing; minimum 10% commercial use required
Required Retail Frontage	If on a designated Required Retail Frontage street, sidewalk-level story must be retail/service/hospitality uses (buyer to verify street designation)

Buyer Opportunity Scenarios

Given the CBD zoning designation and the property's physical characteristics — corner lot, 0.48 acres, low FAR, and proximity to Atlantic Avenue — the following use scenarios are available to a new buyer:

1. Continue Existing Industrial / Auto Use

- Operate an auto repair, body shop, or related trade service as a continuing non-conforming or permitted use in the Railroad Corridor sub-district.
- Lease to automotive service tenants; this property type is exceedingly rare downtown.
- Generates immediate cash flow while a long-term redevelopment strategy is planned.

2. Owner-User: Service, Trade, or Contractor Business

- Contractor, trade services, or light industrial business can occupy the existing building under the Railroad Corridor sub-district principal use provisions.
- Grade-level loading, on-site parking, and fenced lot support operational business needs.
- Central location services both Palm Beach and Broward Counties with easy I-95 access.

3. Retail / Restaurant / Entertainment Conversion

- The existing 5,200 SF building can be converted to general retail, restaurant, or service uses — all principal uses in the CBD.
- Corner location provides exceptional signage opportunity and dual-street frontage exposure.
- Two blocks from Atlantic Avenue positions the property within the walkable downtown trade area.

4. Office / Professional / Medical Development

- Business, professional, and medical offices are principal permitted uses throughout the CBD.
- The existing building can be repositioned for office tenants or razed for a purpose-built office building up to 4 stories / 54 feet.
- Medical office demand is strong in Downtown Delray with an aging South Florida demographic.

5. Mixed-Use Redevelopment (Retail + Residential / Office)

- Multi-family residential is a principal use in the CBD — the city permits the highest residential densities in Delray Beach within the Central Core sub-district.
- A mixed-use building combining ground-floor retail or restaurant with upper-floor residential or office is the highest-and-best use supported by the CBD zoning.
- The low existing FAR of 0.24 on a half-acre corner lot means a buyer can build a 4-story, ±54-foot building with significantly more GBA than currently exists.
- Live/Work units are a principal permitted use — appealing to creative businesses and live-work tenants drawn to downtown Delray's cultural character.

6. Hotel / Hospitality Development

- Hotels, motels, and residential-type inns are principal permitted uses in the Central Core and Railroad Corridor sub-districts.

- Bed and breakfast inns are also permitted by right in these sub-districts.
- Downtown Delray's Atlantic Avenue hotel demand and lack of boutique inventory create a compelling hospitality opportunity on this prominent corner.

7. Live Local Act Workforce Housing Development

- As a CBD-zoned commercial parcel, this property is fully eligible under Florida's Live Local Act (SB 102).
- A developer providing at least 40% of units as workforce housing can achieve densities up to 40 du/ac — the maximum standard density in Delray Beach.
- Minimum 10% commercial or industrial use must be incorporated in the development.
- The Live Local Act preempts the City's zoning and land use regulations for qualifying projects, potentially unlocking density beyond standard CBD maximums.

8. Parking / Mobility Hub

- Public and private parking garages are permitted uses in all CBD sub-districts.
- With downtown parking demand consistently strong and the planned Tri-Rail Coastal Link station in proximity, a structured parking facility — potentially with commercial or residential liner uses — is a viable development path.

Disclaimer

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice, and to any special listing conditions imposed by the principals. Zoning information is provided as a reference guide only; buyer is advised to independently verify all zoning, land use, and permitting matters with the City of Delray Beach Development Services Department prior to close of escrow.