

For Sale By

REALTY



PROPERTY DESCRIPTION

Positioned one block south of Atlantic Avenue, 50 SE 4th Avenue presents a rare opportunity to acquire a newly constructed freestanding restaurant building in the heart of Delray Beach's vibrant downtown corridor. The property's corner location, modern brick-and-glass façade, and high architectural appeal make it ideally suited for an owner-user or investor seeking a flagship presence in one of Palm Beach County's most dynamic markets.

The $\pm 3,000$ SF building features floor-to-ceiling windows, high exposed ceilings, and flexible open interiors allowing for a variety of concepts from a full-service restaurant or bar to a boutique retail or showroom use. The property includes on-site parking, ADA access, and strong visibility with dual street exposure.

Located within the CBD-Central Business zoning district, the site benefits from a wide range of permitted uses and density allowances, including restaurant, retail, gallery, and office. Surrounding amenities include award-winning dining, boutique retail, and luxury residential developments, making this a highly sought-after destination for both locals and visitors.

PERMITTED USES

PROPERTY HIGHLIGHTS

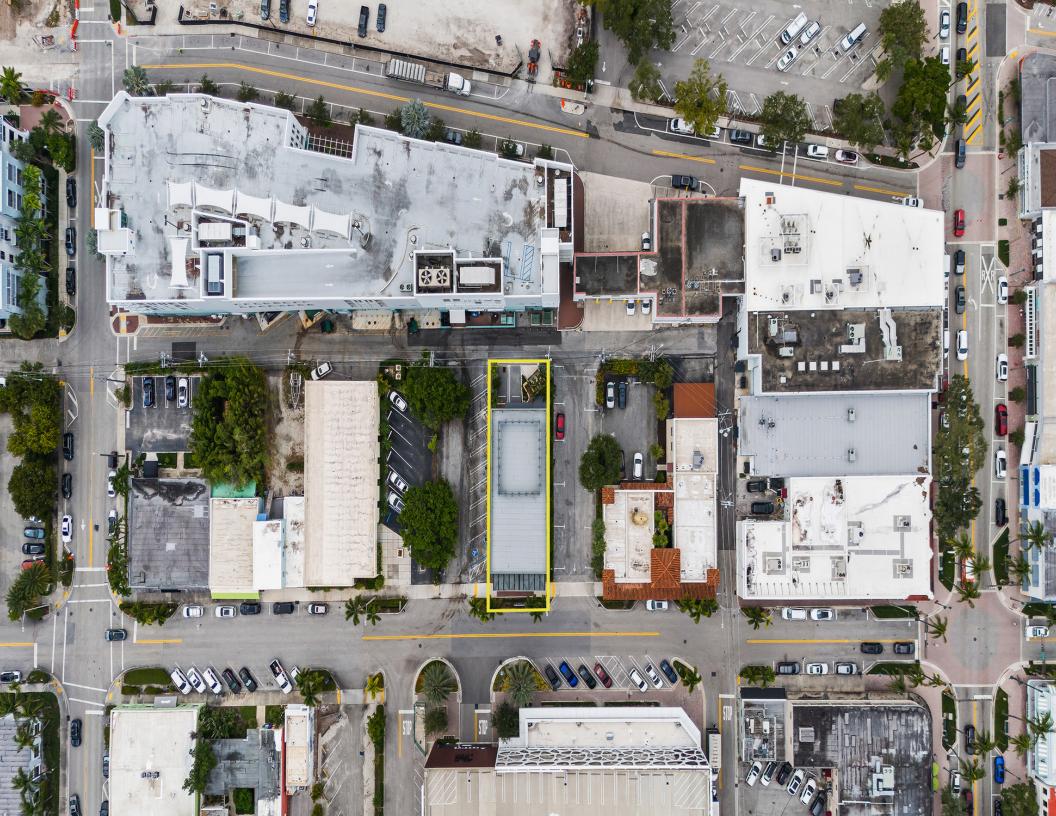
- Prime freestanding restaurant space in Delray Beach's CBD
- High visibility with wraparound frontage and modern brick façade
- Shell condition ready for custom buildout
- Ample glass exposure and natural light throughout
- On-site and nearby parking
- Surrounded by thriving restaurants, retailers, and hotels
- Newly built freestanding building in Downtown Delray Beach
- Premium visibility and signage opportunity
- Modern construction with exposed ceilings and full glass frontage
- On-site parking plus nearby public parking options
- Ideal for restaurant, retail, or owner-user investment
- Strong demographics and year-round pedestrian traffic

OFFERING SUMMARY

Sale Price:	\$5,950,000
Available SF:	3,608 SF





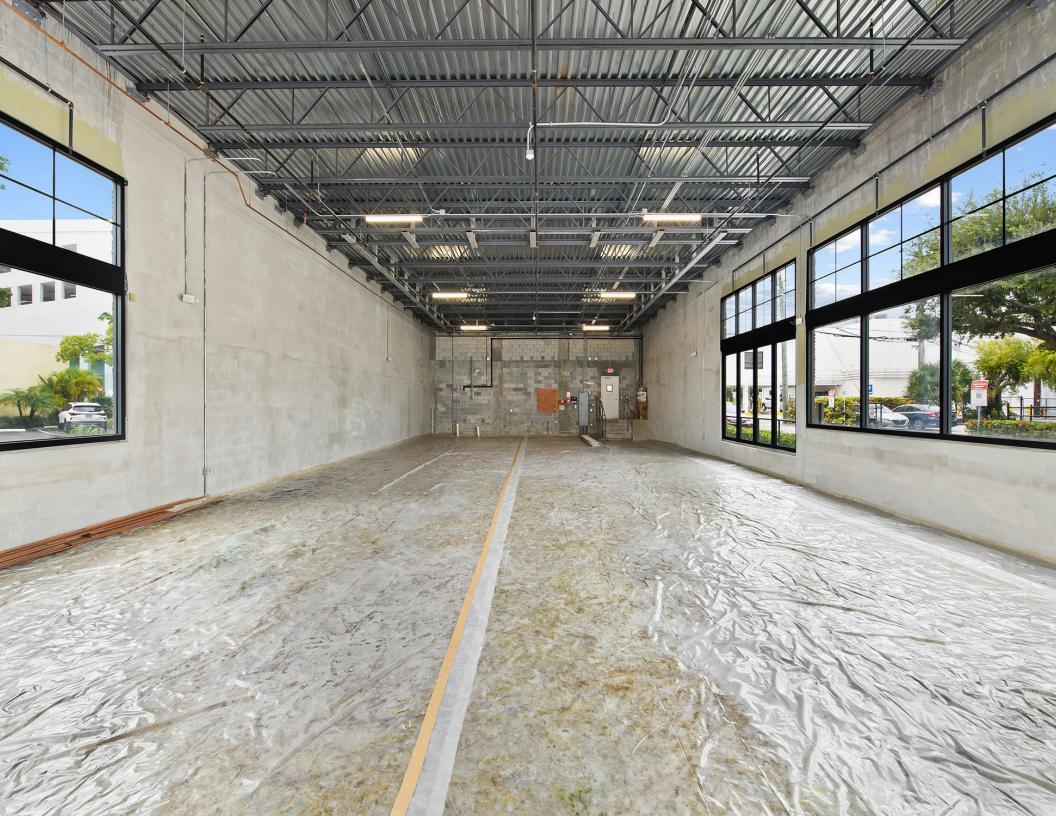














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