

C. B. Schwaderer, Inc, Realtors

**48 N. E. 1st Avenue
Boca Raton, FL 33432**

Ph. 561-368-8317

Fax 561-368-8347

CBSINC348@aol.com

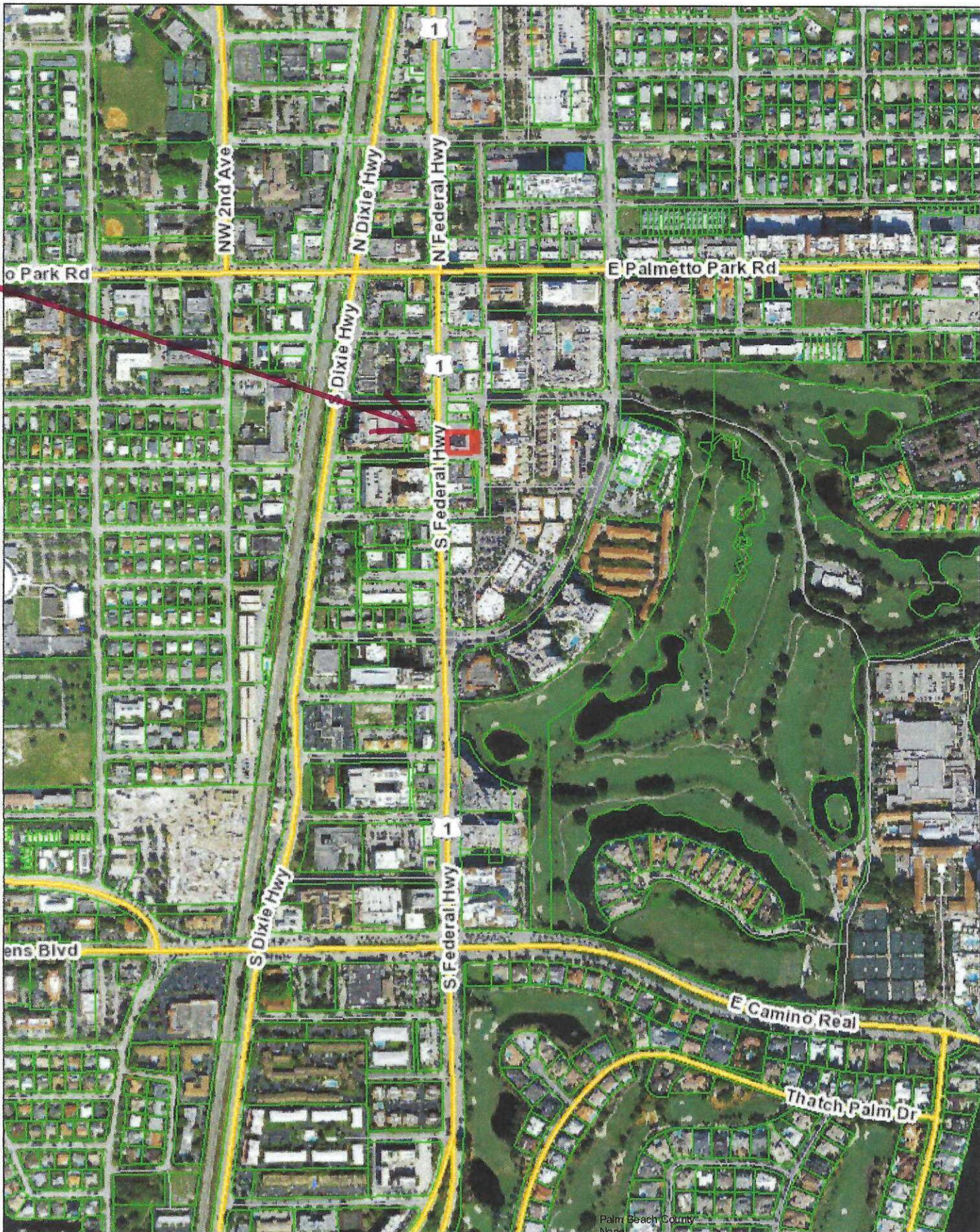
REDEVELOPMENT OPPORTUNITY

**180 S FEDERAL HIGHWAY
DOWNTOWN BOCA RATON**

Property is located in the area known as Downtown Boca Raton and is governed by the DDRI zoning district providing for many opportunities for redevelopment. The property, including vacated rights of way is approx. 17,530+/- sq. ft. Currently there is a 3,550 sq. ft. older retail building which is rented, with short term leases, providing income during any development approval process.

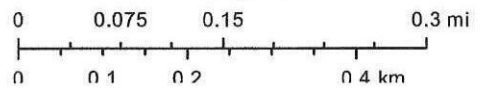
The property is surrounded by high quality apartments and condominiums, Hotel rooms and retail. Available sale property in this market is almost non-existent.

Price: \$6,900,000 Please call for additional details.



March 28, 2023

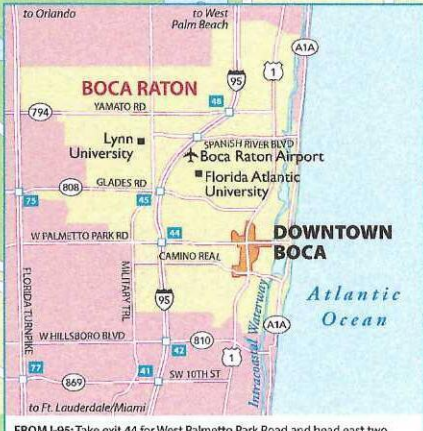
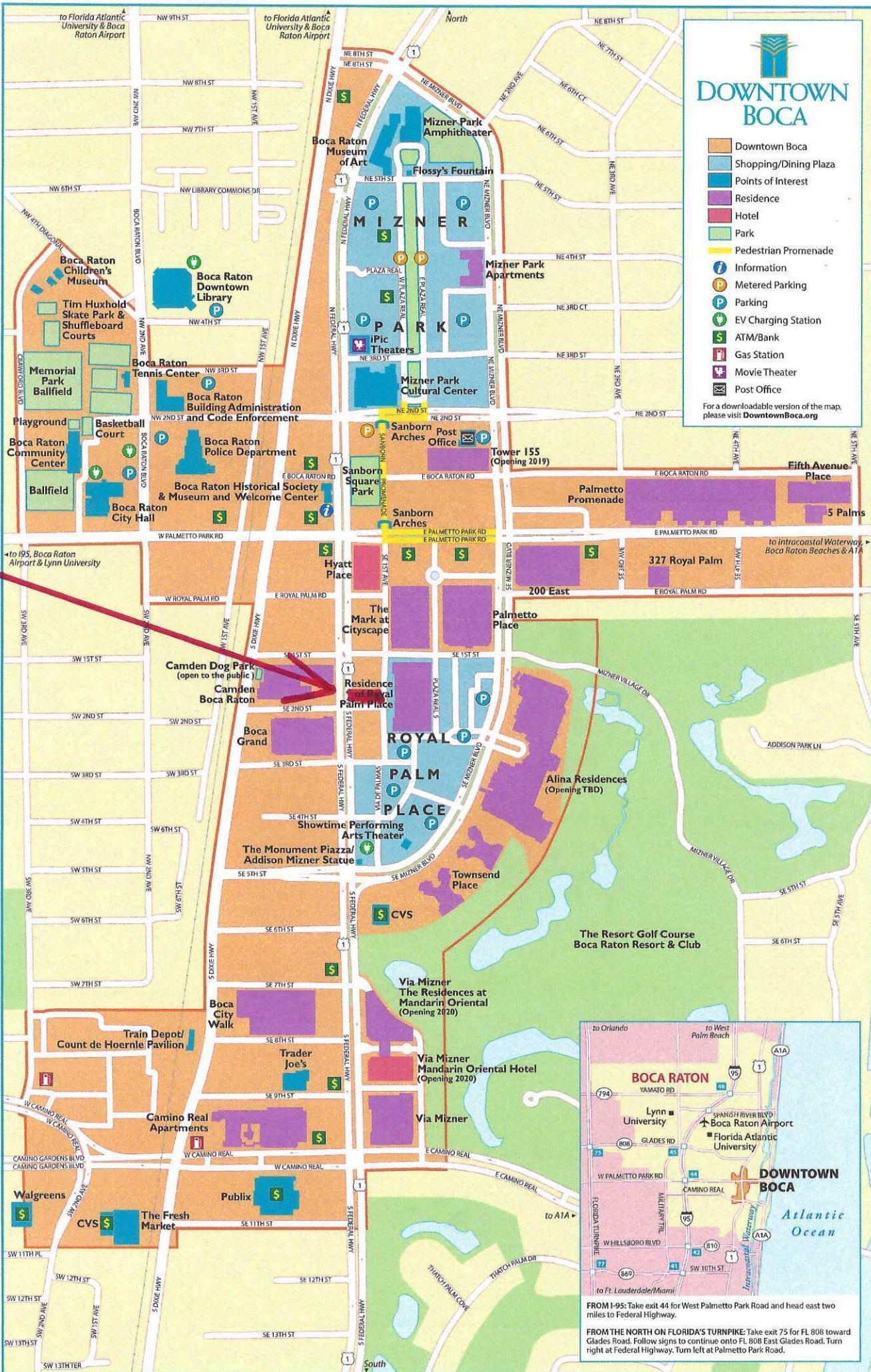
1:9,028



DOWNTOWN BOCA

- Downtown Boca
- Shopping/Dining Plaza
- Points of Interest
- Residence
- Hotel
- Park
- Pedestrian Promenade
- Information
- Metered Parking
- Parking
- EV Charging Station
- ATM/Bank
- Gas Station
- Movie Theater
- Post Office

For a downloadable version of the map, please visit DowntownBoca.org

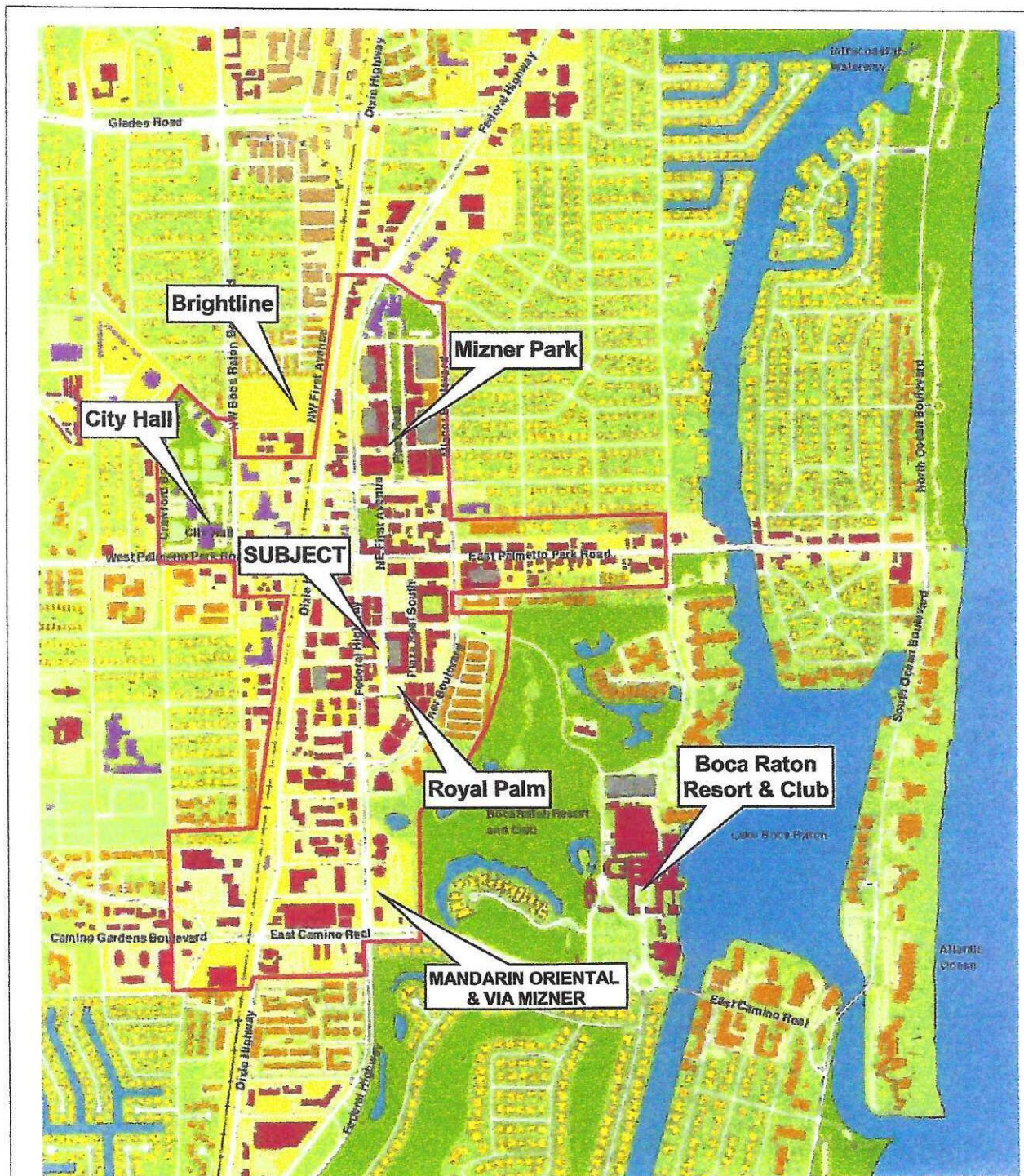


FROM I-95: Take exit 44 for West Palmetto Park Road and head east two miles to Federal Highway.

FROM THE NORTH ON FLORIDA'S TURNPIKE: Take exit 75 for FL 808 toward Glades Road. Follow signs to continue onto FL 808 East Glades Road. Turn right at Federal Highway. Turn left at Palmetto Park Road.

DOWNTOWN MAP

Key landmarks are displayed



Downtown Boca Raton Today. All of the buildings are color coded by type of use. Public open space is indicated in dark green.

- | | | | | | |
|--|---|--|---|--|--|
| SINGLE-FAMILY RESIDENTIAL | MULTI-FAMILY RESIDENTIAL | COMMERCIAL MIXED-USE | INSTITUTIONS | INDUSTRIAL | PARKS AND OPEN SPACE |
|--|---|--|---|--|--|



VIEW TO THE SOUTHWEST
THE BOCA GRANDE CONDOMINIUM



VIEW TO THE NORTHWEEST
CAMDEN OF BOCA RATON RENTALS



VIEW TO THE NORTHEAST
THE MARK RENTALS



VIEW TO THE EAST
ROYAL PALM PLACE APARTMENTS



VIEW TO THE SOUTHEAST
ROYAL PALM PLACE APARTMENTS

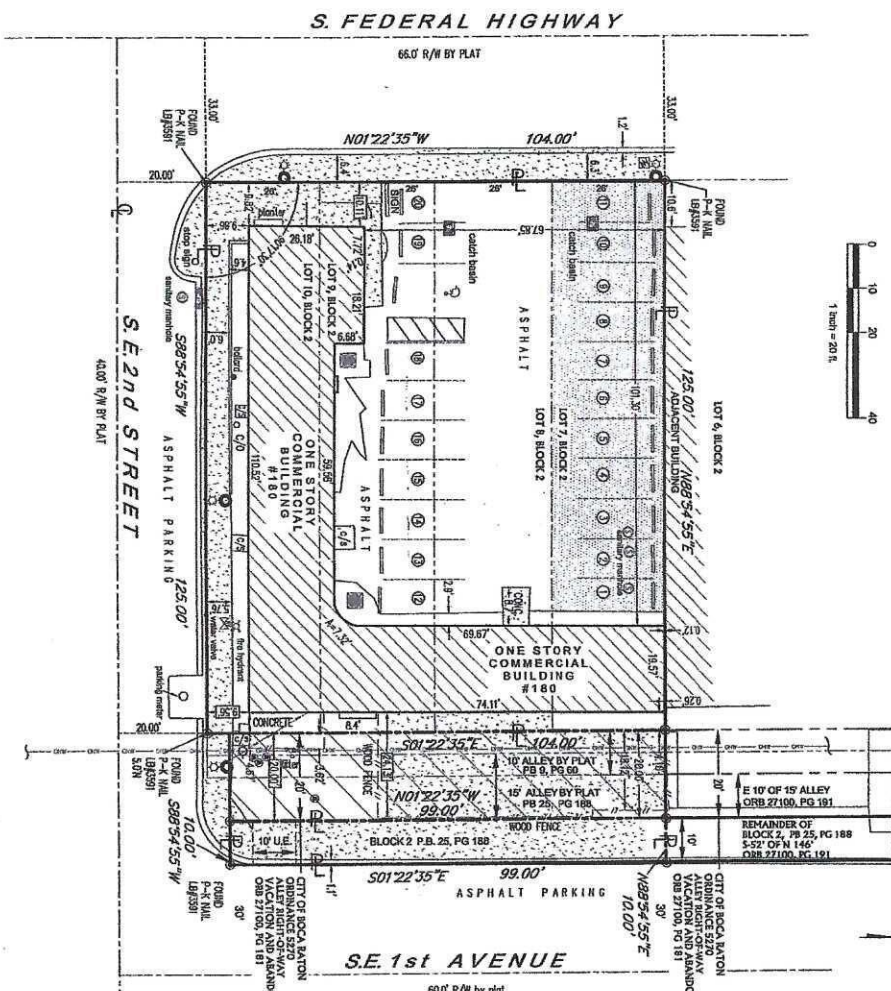
LEGAL DESCRIPTION:
 LOTS 7, 8, 9 AND 10, BLOCK 2, SOUTHEAST COAST LAND COMPANY, PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 60, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
 TOGETHER WITH
 THAT PORTION OF BLOCK 2 LYING SOUTH OF THE EXTENSION OF THE NORTH LINE OF LOT 7, BLOCK 2, ALL OF SAID SOUTHEAST LAND COMPANY, PLAT NO. 1;
 TOGETHER WITH
 THE 20 FOOT ALLEY LYING EASTERLY OF AND ADJACENT TO LOTS 7, 8, 9 AND 10, BLOCK 2 OF SAID SOUTHEAST LAND COMPANY, PLAT NO. 1 VACATED AND ABANDONED BY THE CITY OF BOCA RATON, FLORIDA BY ORDINANCE 5270 AS RECORDED IN OFFICIAL RECORDS BOOK 27109, PAGE 181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
 TOGETHER WITH
 THE SOUTH 52 FEET OF THE NORTH 140 FEET OF BLOCK 2, ROYAL PALM CIVIC AND SHOPPING CENTER UNIT A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 128, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
 SAID LANDS LYING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

CERTIFIED TO:
 HAS INVESTMENTS INC

LEGEND
 A/C = AIR CONDITIONING
 C/S = CONCRETE BLOCK STRUCTURE
 C = CONCRETE
 C-1 = COLONNAD
 C-2 = CONCRETE
 C-3 = CONCRETE
 C-4 = CONCRETE
 C-5 = CONCRETE
 C-6 = CONCRETE
 C-7 = CONCRETE
 C-8 = CONCRETE
 C-9 = CONCRETE
 C-10 = CONCRETE
 C-11 = CONCRETE
 C-12 = CONCRETE
 C-13 = CONCRETE
 C-14 = CONCRETE
 C-15 = CONCRETE
 C-16 = CONCRETE
 C-17 = CONCRETE
 C-18 = CONCRETE
 C-19 = CONCRETE
 C-20 = CONCRETE
 C-21 = CONCRETE
 C-22 = CONCRETE
 C-23 = CONCRETE
 C-24 = CONCRETE
 C-25 = CONCRETE
 C-26 = CONCRETE
 C-27 = CONCRETE
 C-28 = CONCRETE
 C-29 = CONCRETE
 C-30 = CONCRETE
 C-31 = CONCRETE
 C-32 = CONCRETE
 C-33 = CONCRETE
 C-34 = CONCRETE
 C-35 = CONCRETE
 C-36 = CONCRETE
 C-37 = CONCRETE
 C-38 = CONCRETE
 C-39 = CONCRETE
 C-40 = CONCRETE
 C-41 = CONCRETE
 C-42 = CONCRETE
 C-43 = CONCRETE
 C-44 = CONCRETE
 C-45 = CONCRETE
 C-46 = CONCRETE
 C-47 = CONCRETE
 C-48 = CONCRETE
 C-49 = CONCRETE
 C-50 = CONCRETE
 C-51 = CONCRETE
 C-52 = CONCRETE
 C-53 = CONCRETE
 C-54 = CONCRETE
 C-55 = CONCRETE
 C-56 = CONCRETE
 C-57 = CONCRETE
 C-58 = CONCRETE
 C-59 = CONCRETE
 C-60 = CONCRETE
 C-61 = CONCRETE
 C-62 = CONCRETE
 C-63 = CONCRETE
 C-64 = CONCRETE
 C-65 = CONCRETE
 C-66 = CONCRETE
 C-67 = CONCRETE
 C-68 = CONCRETE
 C-69 = CONCRETE
 C-70 = CONCRETE
 C-71 = CONCRETE
 C-72 = CONCRETE
 C-73 = CONCRETE
 C-74 = CONCRETE
 C-75 = CONCRETE
 C-76 = CONCRETE
 C-77 = CONCRETE
 C-78 = CONCRETE
 C-79 = CONCRETE
 C-80 = CONCRETE
 C-81 = CONCRETE
 C-82 = CONCRETE
 C-83 = CONCRETE
 C-84 = CONCRETE
 C-85 = CONCRETE
 C-86 = CONCRETE
 C-87 = CONCRETE
 C-88 = CONCRETE
 C-89 = CONCRETE
 C-90 = CONCRETE
 C-91 = CONCRETE
 C-92 = CONCRETE
 C-93 = CONCRETE
 C-94 = CONCRETE
 C-95 = CONCRETE
 C-96 = CONCRETE
 C-97 = CONCRETE
 C-98 = CONCRETE
 C-99 = CONCRETE
 C-100 = CONCRETE

SYMBOL
 1. CATCH BASIN
 2. WATER METER
 3. UTILITY POLE
 4. LIGHT POLE
 5. FIRE HYDRANT
 6. CABLE BOX
 7. WOOD FENCE (WF)
 8. METAL FENCE (MF)
 9. TELEPHONE BOX
 10. WATER VALVE
 11. OVERHEAD WIRE LINE (OWL)
 12. OPEN LINK FENCE (OLF)
 13. WOOD FENCE (WF)
 14. METAL FENCE (MF)
 15. PLASTIC FENCE (PF)
 16. WIRE FENCE (WF)

SURVEY NOTES:
 LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83, UNLESS OTHERWISE NOTED.
 BASELINE LAND SURVEY LLC DOES NOT EMPLOY A CERTIFIED ARBORIST ON STAFF AND, AS SUCH, NO GUARANTEE OF THE EXACT IDENTIFICATION OF TREES SHOWN HEREON CAN BE MADE. A CERTIFIED ARBORIST SHOULD BE CONSULTED FOR CONCLUSIVE IDENTIFICATION OF TREES SHOWN HEREON.



TITLE: MAP OF BOUNDARY SURVEY		SCALE: 1" = 20'	
COMMUNITY PANEL # FLOOD ZONE: X		BASE FLOOD E.L.: N/A	
DATE OF SURVEY: 10/05/2017		DATE OF REVISIONS:	
DATE OF REVISION: 10/19/2021		ADDED DOCS: 01-05-2023	
PROPERTY ADDRESS: 180 S. FEDERAL HIGHWAY, BOCA RATON, FLORIDA 33432		DATE OF SURVEY: 10/19/21	
<p>THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE.</p> <p>JON E. KOHAR, PSM, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 6711 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</p> <p>Date: 10/19/2021</p>			
BASELINE LAND SURVEY LLC		1400 N.W. 1st COURT BOCA RATON, FLORIDA 33432 (561) 417-0700 JOB NO.: 21-09-027	

For additional information contact Chuck Schwaderer,
Realtor, at 561-368-8317

NOTE: The information for this offering has been gathered from sources deemed to be reliable. However, any interested party should conduct their own Due Diligence Investigation to determine if this property meets their investment criteria. All information in this offering is subject to errors, omissions, price change, prior sale or withdrawal from the market without notice.