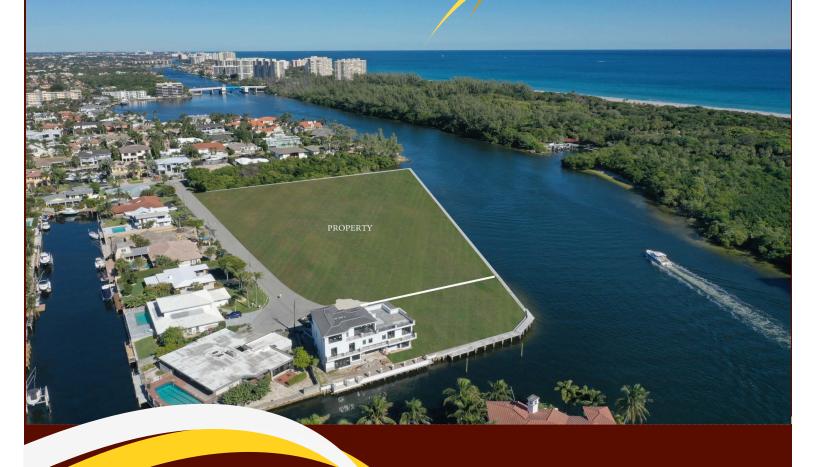
## THE LARGEST UNDEVELOPED BOCA RATON INTRACOASTAL PROPERTY FOR SALE IN 30 YEARS



**4.09 ACRES OF VACANT LAND** 

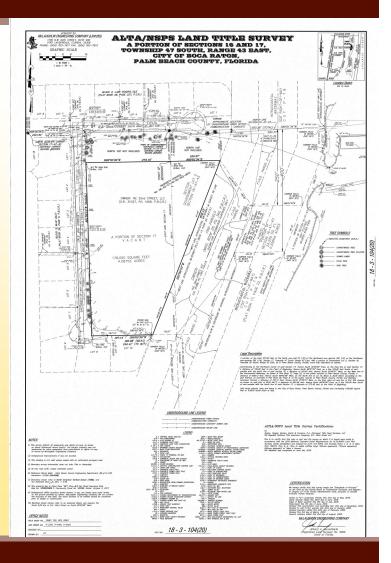
LOCATED ALONG THE EAST SIDE OF

NE 8TH AVENUE, 100+/- FEET SOUTH OF NE 32ND STREET

**BOCA RATON, FLORIDA** 

## PROPERTY PARTICULARS

- 4.09 ACRES
- 603' ICW FRONTAGE
- DEEDED DOCK AREA
- DEEP PROPERTY
- ZONED R1B
- 1.86 UNITS PER ACRE
- PROTECTED PARK VIEWS
- LAND USE RESIDENTIAL LOW
- ADDITIONAL DENSITY AVAILABLE
- VESTED ENVIRONMENTAL EXEMPTIONS
- UTILITIES IN PLACE
- NATURAL GAS TO PROPERTY





LAST MAJOR OPPORTUNITY FOR ICW
WATERFRONT DEVELOPMENT IN
BOCA RATON







