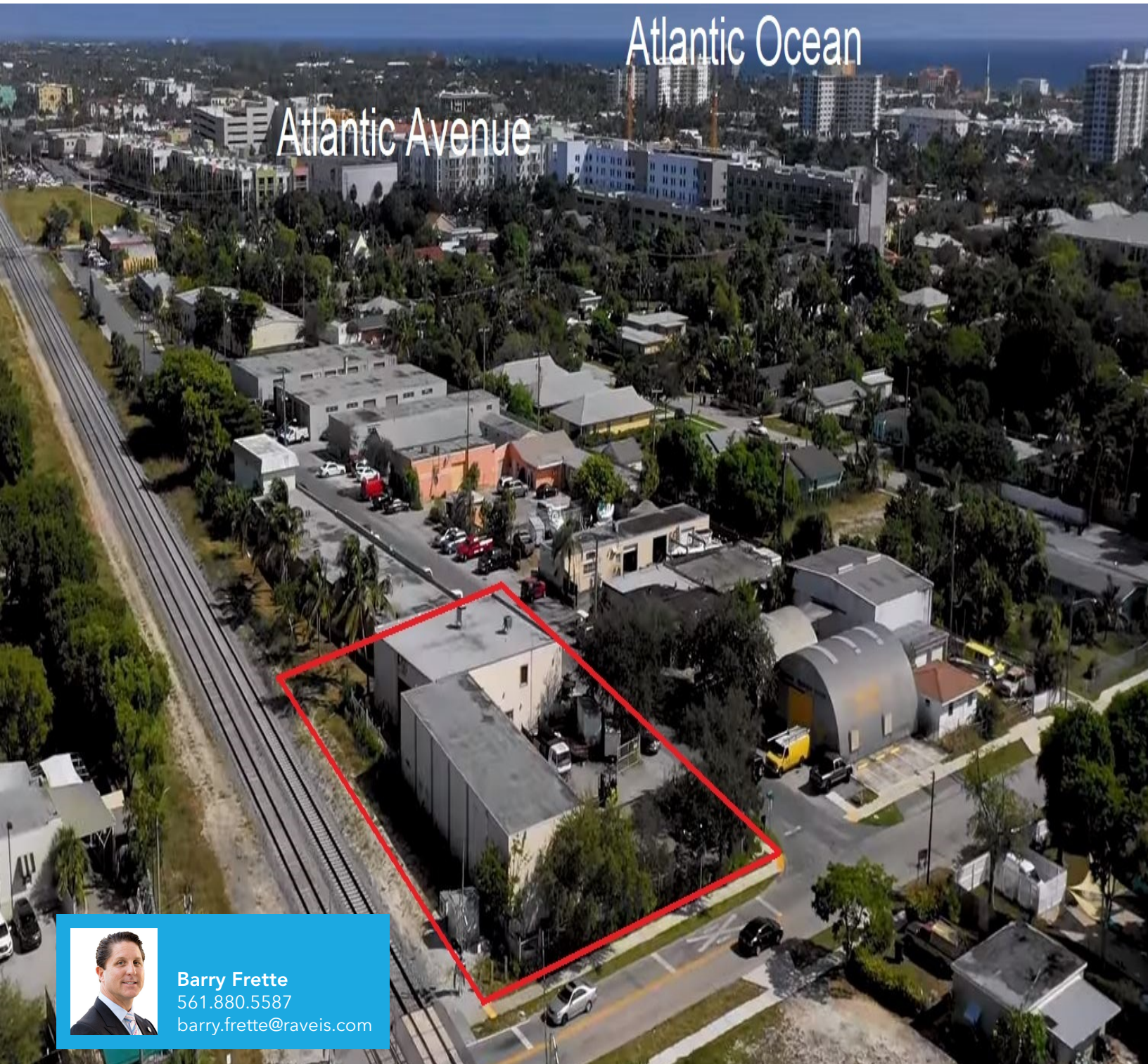


CORNER LOT WAREHOUSE WITH SECURED PARKING

390 SE 2ND AVE, Delray Beach, FL 33483



Atlantic Ocean

Atlantic Avenue



Barry Frette
561.880.5587
barry.frette@raveis.com

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First city in state to win 3 all-american city awards





Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by William Raveis South Florida in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY INFORMATION:

**CORNER LOT WAREHOUSE WITH SECURED
PARKING**

390 SE 2ND AVE, Delray Beach, FL 33483

Executive Summary

390 SE 2ND AVE Delray Beach, FL 33483



OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	0.31 Acres
Year Built:	1956
Building Size:	6,309
Zoning:	CBD - Central Business District Railroad Corridor
Market:	Delray Beach
Submarket:	Osceola Park
Price / SF:	\$206.05

PROPERTY HIGHLIGHTS

- 2-Level 9-Bay Downtown Delray Warehouse
- 17' and 18' Precast & Precast T Ceilings
- Gated/Fleet parking and/or Storage Area
- Electrical - Service size in amps: 120/208 3-phase
- 6-minute walk north to the up and coming SOFA District
- 11-minute walk to Atlantic Ave - Shopping & Dining Area
- 8-minute walk to the approved Midtown Delray Mixed-Use Development off Swinton
- 5-minute drive to I-95
- CBS Construction

Property Description



PROPERTY OVERVIEW

With over \$1 billion in developments all within blocks, this property will eventually be an extension of Downtown Delray. 301 SE 1st Ave is 1.46 acres just behind this property and just sold to a developer. It is zoned 48 units multifamily with 4,000 SF of office, but developer is taking plans to the city for a different plan. In due time, this area will be an extension to Downtown Delray.

It's located on a hard corner making it easier to access when going to and from. This warehouse was constructed using concrete CBS and is solid if you need protection in case of a hurricane. It is a 2 level, 9-Bay Single Tenant Warehouse with large enclosed area for parking. Parking could be for staff or fleet of work vehicles, etc. Property is in Osceola Park (East Delray) and within 11 minute walk to downtown Delray Beach, 5 minute drive to the beach, and 5 minute drive to I-95. If you are looking for a great location, you found it. This area slated by city's CRA for progress and improvements! Lighting and Curbing updates made by city improved walking to and from downtown's eclectic Atlantic Ave. which as mentioned above is a short 11 minute walk from this parcel. Infrastructure for water and sewer updated by City of Delray for anticipation of development in this area. New alleyways constructed as well. Building also has potential for build-out to multi-tenancy structure and can go vertical up to 4 stories.

This will be the next area to undergo a renewal as all the new development is completed in the South of Atlantic (SOFA) district. Caspian Luxury Apartments, Sofa Luxury Apartments, 111 First Delray 70 unit condos, and Midtown Delray new development all less than an 8-minute walk from this property.

LOCATION OVERVIEW

Located in the HOT new SoFA District (South of Atlantic) in Osceola Park between Federal Hwy and Swinton Ave., and just blocks from the famous and eclectic downtown Atlantic Ave. More than 6 major investment projects happening right now in downtown Delray Beach and another huge 7-acre mixed-development slated for South Swinton area just blocks from this location. Go South on SE 1st Ave from Atlantic Ave, East on SE 4th Street over the tracks. Property is on left hand side just over the tracks. This property is located just one block South of the new development which consists of 950 residential units and over 100,000 SF of retail.



Property Details

SALE PRICE

\$1,300,000

LOCATION INFORMATION

Building Name	CORNER LOT WAREHOUSE WITH SECURED PARKING
Street Address	390 SE 2ND AVE
City, State, Zip	Delray Beach, FL 33483
County/Township	Palm Beach
Market	Delray Beach
Submarket	Osceola Park
Cross Streets	Swinton Avenue and SE 4th Street

BUILDING INFORMATION

Building Size	6,309 SF
Price / SF	\$206.05
Year Built	1956
Tenancy	Single
Number Of Floors	2
Load Factor	Yes
Condition	Good
Free Standing	Yes
Walls	Stucco
Exterior Walls	Concrete

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	CBD - Central Business District Railroad Corridor
Lot Size	0.308 Acres
APN#	12434616010800140
Submarket	Osceola Park
Corner Property	Yes
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Description	Large secured parking area for fleet of vehicles or office staff

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Power	Yes

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Warehouse to Office Conversion

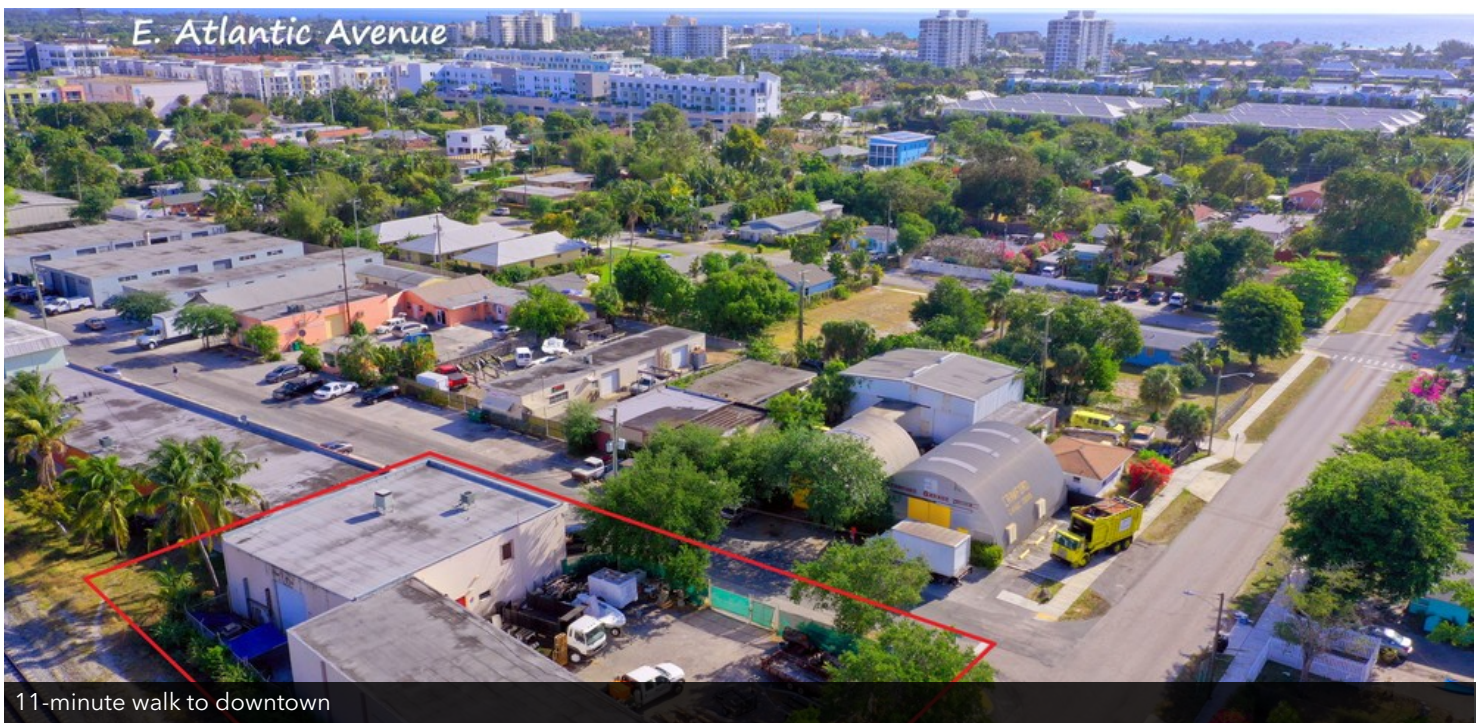


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Aerial Photos



White line represents road that will be redeveloped in 2020 according to City of Delray. New Development was approved for 48 condos & 4,000 SF of office. Just resold and new owner working with city on different plan.



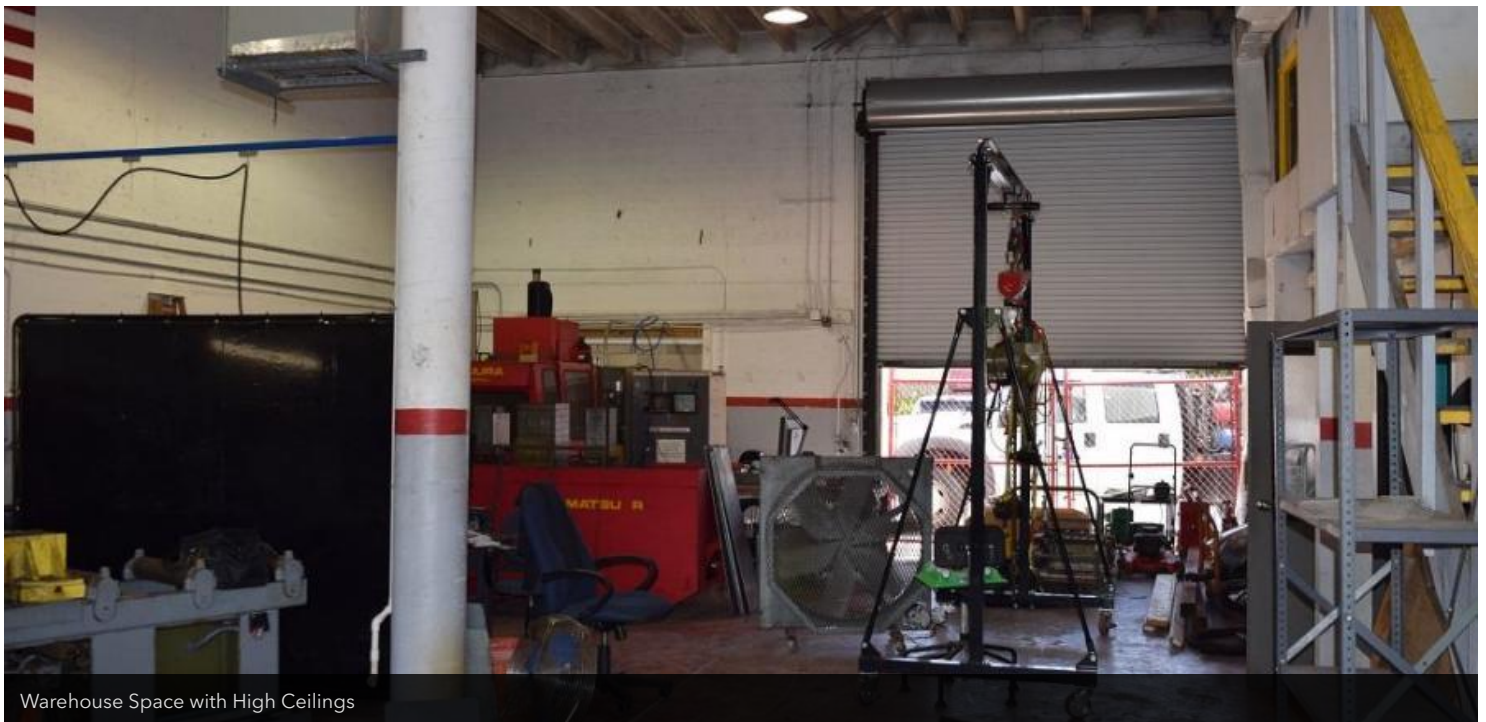
11-minute walk to downtown

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Interior Photos



Upstairs Office



Warehouse Space with High Ceilings

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SE 2nd Ave Redevelopment



City expanded road 1 block north of this warehouse



City expanded road to add parking



Added Parking so cars can now park on side of road



New lighted parking lot on SE 2nd Ave now completed

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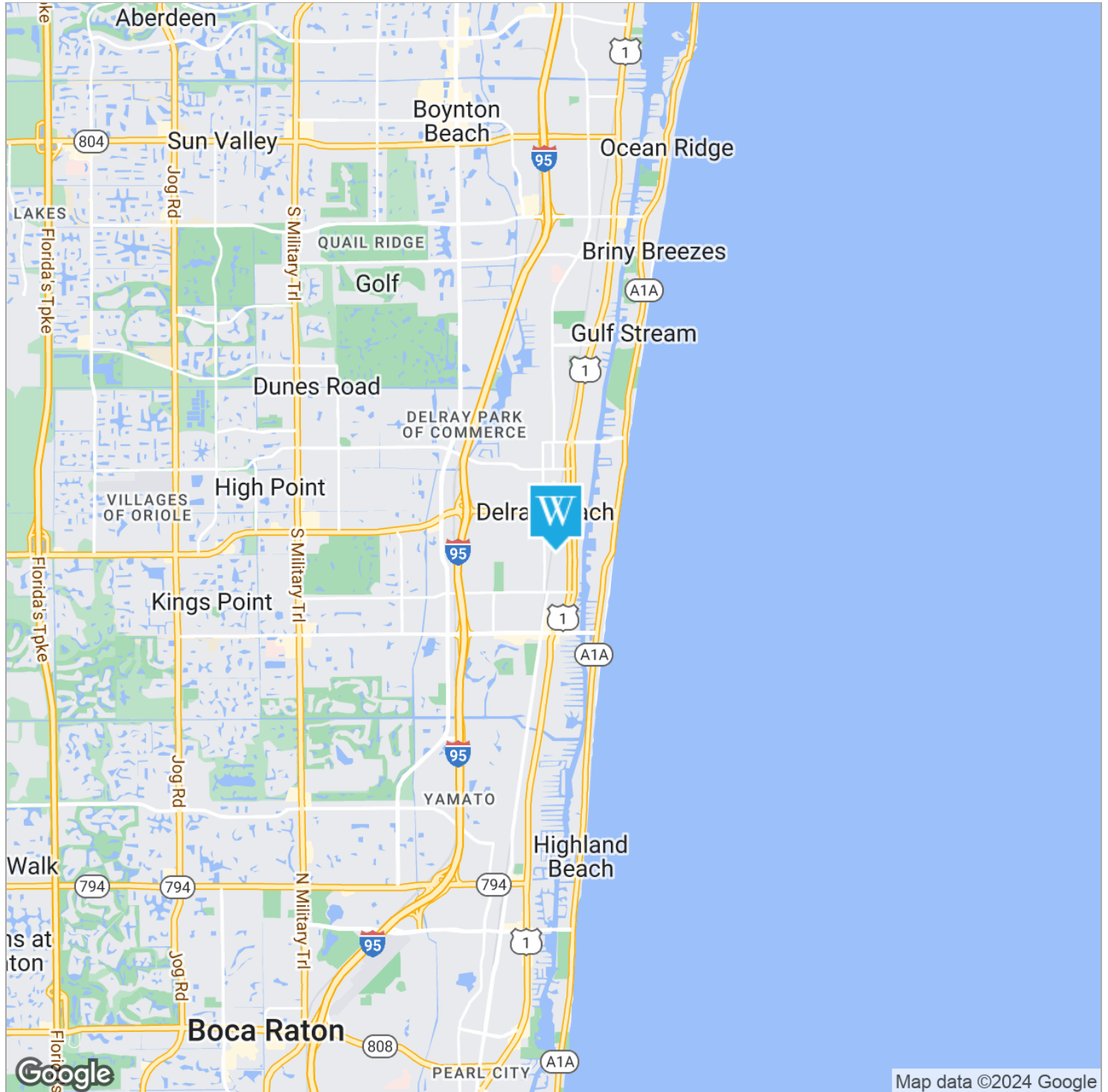
LOCATION INFORMATION:

**CORNER LOT WAREHOUSE WITH SECURED
PARKING**

390 SE 2ND AVE, Delray Beach, FL 33483

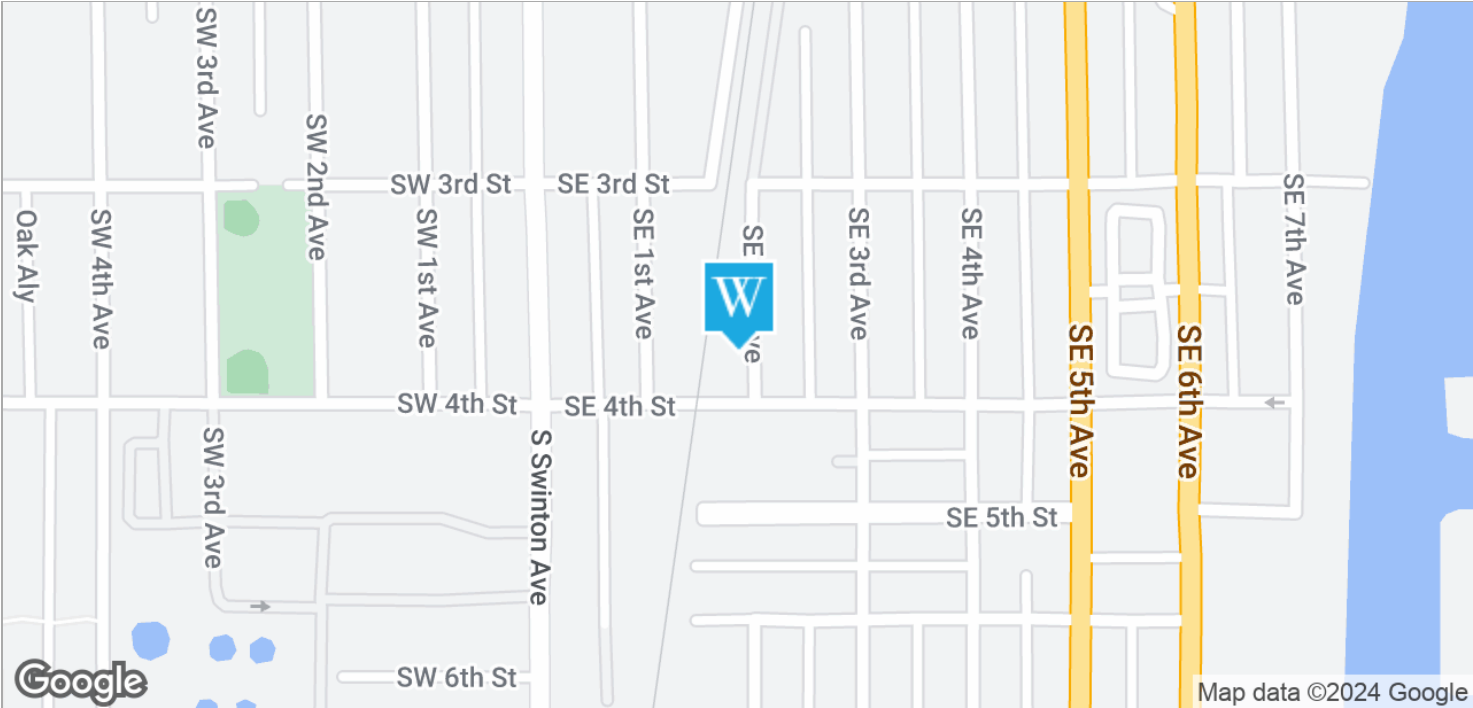
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Regional Map



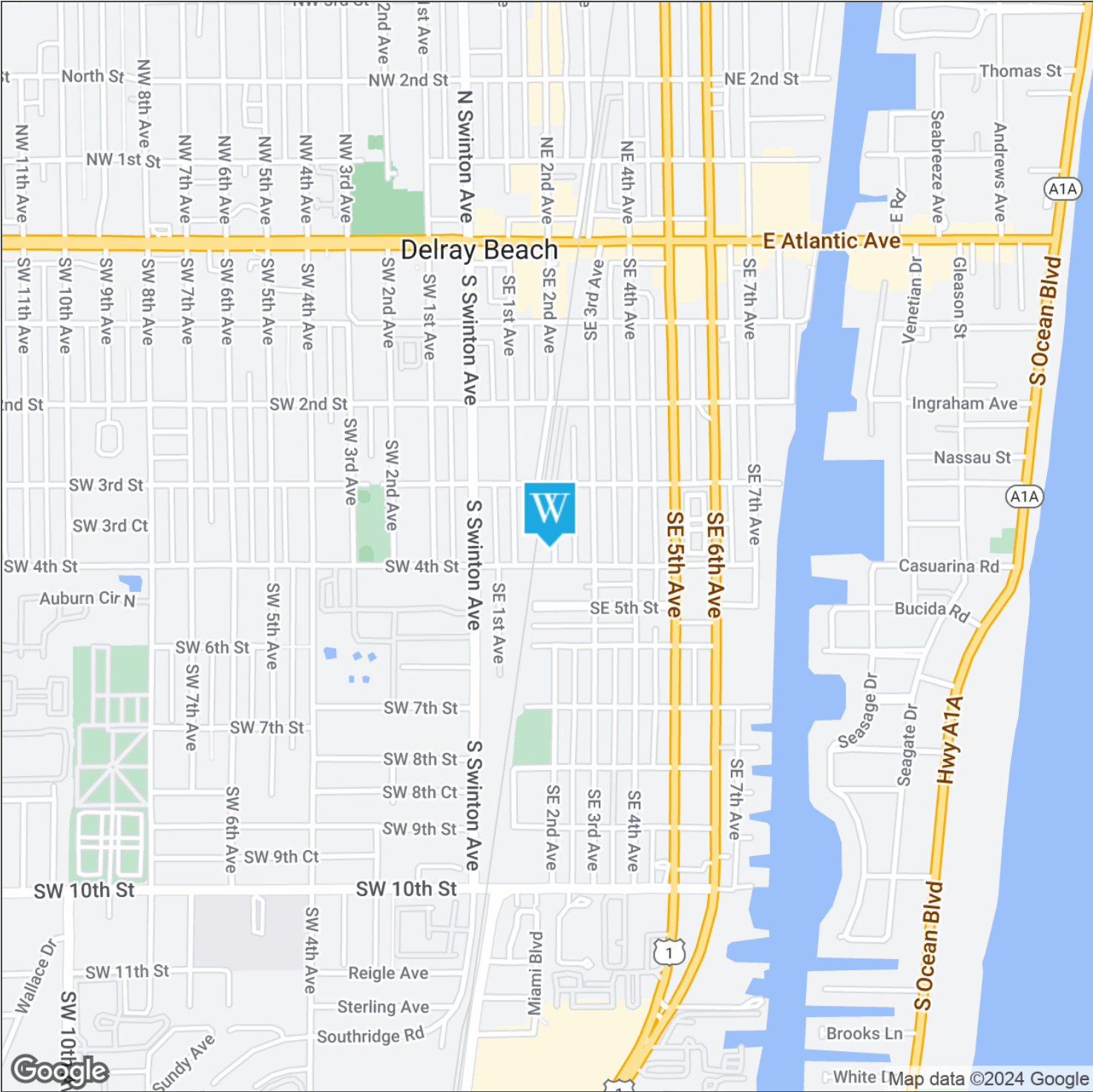


Location Maps





Location Map



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Retailer Map



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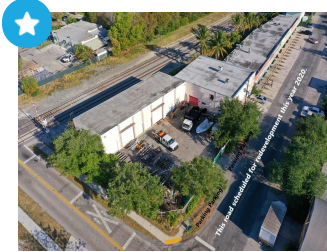
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SALE COMPARABLES:

9-BAY WAREHOUSE DOWNTOWN DELRAY

390 SE 2ND AVE, Delray Beach, FL 33483

Sale Comps - Delray



SUBJECT PROPERTY

390 SE 2ND AVE | Delray Beach, FL 33483

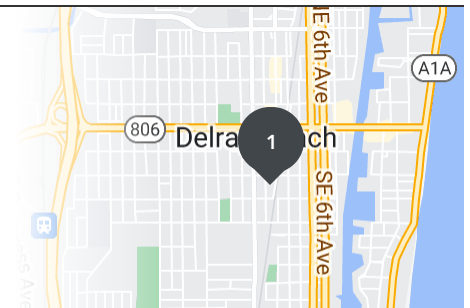
Sale Price: \$1,300,000 Lot Size: 0.31 AC
Year Built: 1956 Building SF: 6,309 SF
Price PSF: \$206.05



258 SE 2ND AVE

258 SE 2nd Ave | Delray Beach, FL 33444

Sale Price: \$500,000 Lot Size: 0.092 AC
Year Built: 1984 Building SF: 1,600 SF
Price PSF \$312.50 Closed Date: 05/31/2016



4800 - WAREH/DIST TERM CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH) 12-43-46-16-01-079-0200

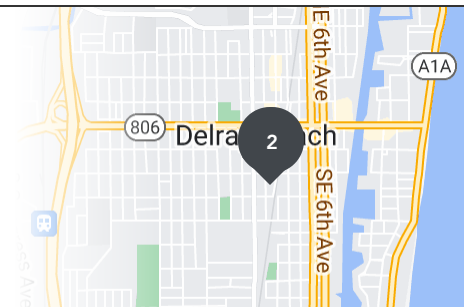
Free Standing Building 1 Bay door



264 SE 2ND AVE

264 SE 2nd Ave | Delray Beach, FL 33444

Sale Price: \$375,000 Lot Size: 0.082 AC
Year Built: 1956 Building SF: 1,371 SF
Price PSF \$273.52 Closed Date: 02/28/2014



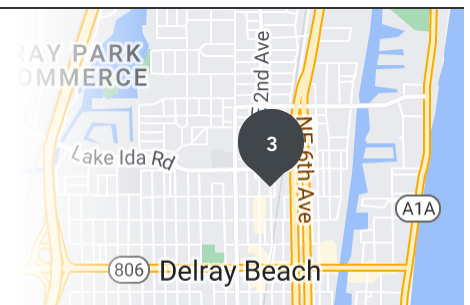
4800 - WAREH/DIST TERM CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH) 12-43-46-16-01-079-0190
Free Standing Building



325 NE 3RD AVE

325 NE 3rd Ave | Delray Beach, FL 33444

Sale Price: \$765,000 Lot Size: 0.129 AC
Year Built: 1953 Building SF: 2,000 SF
Price PSF \$382.50 Closed Date: 01/31/2017



1000 - VACANT COMMERCIAL CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH) 12-43-46-16-01-089-0040
Pineapple Grove's "Artist Alley" District.

Sale Comps - Delray

4

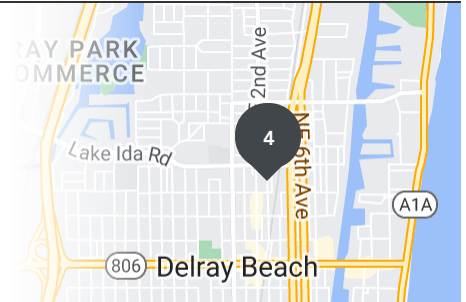


333 NE 3 AVE

333 NE 3 Ave | Delray Beach, FL 33444

Sale Price:	\$875,000	Lot Size:	0.064 AC
Year Built:	1951	Building SF:	2,000 SF
Price PSF	\$437.50	Closed Date:	02/20/2020

4800 - WAREH/DIST TERM CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH) 12-43-46-16-01-089-0060



5

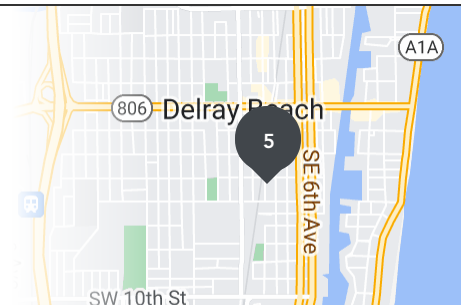


333 SE 2ND AVE

333 SE 2nd Ave | Delray Beach, FL 33483

Sale Price:	\$700,000	Lot Size:	0.152 AC
Year Built:	1960	Building SF:	2,715 SF
Price PSF	\$257.83	Closed Date:	08/31/2020

4800 - WAREH/DIST TERM CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH)



6

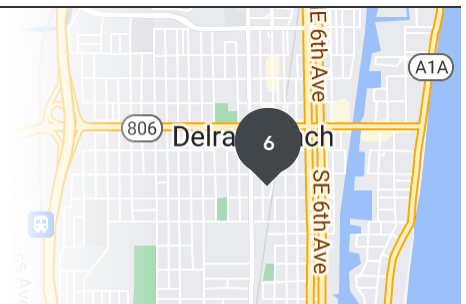


280 SE 2ND AVE

280 SE 2nd Ave | Delray Beach, FL 33444

Sale Price:	\$925,000	Lot Size:	0.136 AC
Year Built:	1961	Building SF:	2,424 SF
Price PSF	\$381.60	Closed Date:	10/31/2020

4800 - WAREH/DIST TERM CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH) 12-43-46-16-01-079-0170



Sale Comps Delray Summary

**SUBJECT PROPERTY**

**CORNER LOT WAREHOUSE WITH
SECURED PARKING**
390 SE 2ND AVE
Delray Beach, FL 33483

PRICE**BLDG SF****PRICE/SF****# OF UNITS**

\$1,300,000

6,309 SF

\$206.05

2

SALE COMPS**PRICE****BLDG SF****PRICE/SF****# OF UNITS****CLOSE**

258 SE 2nd Ave
258 SE 2nd Ave
Delray Beach, FL 33444

\$500,000

1,600 SF

\$312.50

1

05/31/2016



264 SE 2nd Ave
264 SE 2nd Ave
Delray Beach, FL 33444

\$375,000

1,371 SF

\$273.52

1

02/28/2014



325 NE 3rd Ave
325 NE 3rd Ave
Delray Beach, FL 33444

\$765,000

2,000 SF

\$382.50

1

01/31/2017



333 NE 3 Ave
333 NE 3 Ave
Delray Beach, FL 33444

\$875,000

2,000 SF

\$437.50

1

02/20/2020



333 SE 2nd Ave
333 SE 2nd Ave
Delray Beach, FL 33483

\$700,000

2,715 SF

\$257.83

1

08/31/2020



280 SE 2nd Ave
280 SE 2nd Ave
Delray Beach, FL 33444

\$925,000

2,424 SF

\$381.60

1

10/31/2020

PRICE**BLDG SF****PRICE/SF****# OF UNITS****CLOSE****Totals/Averages**

\$690,000

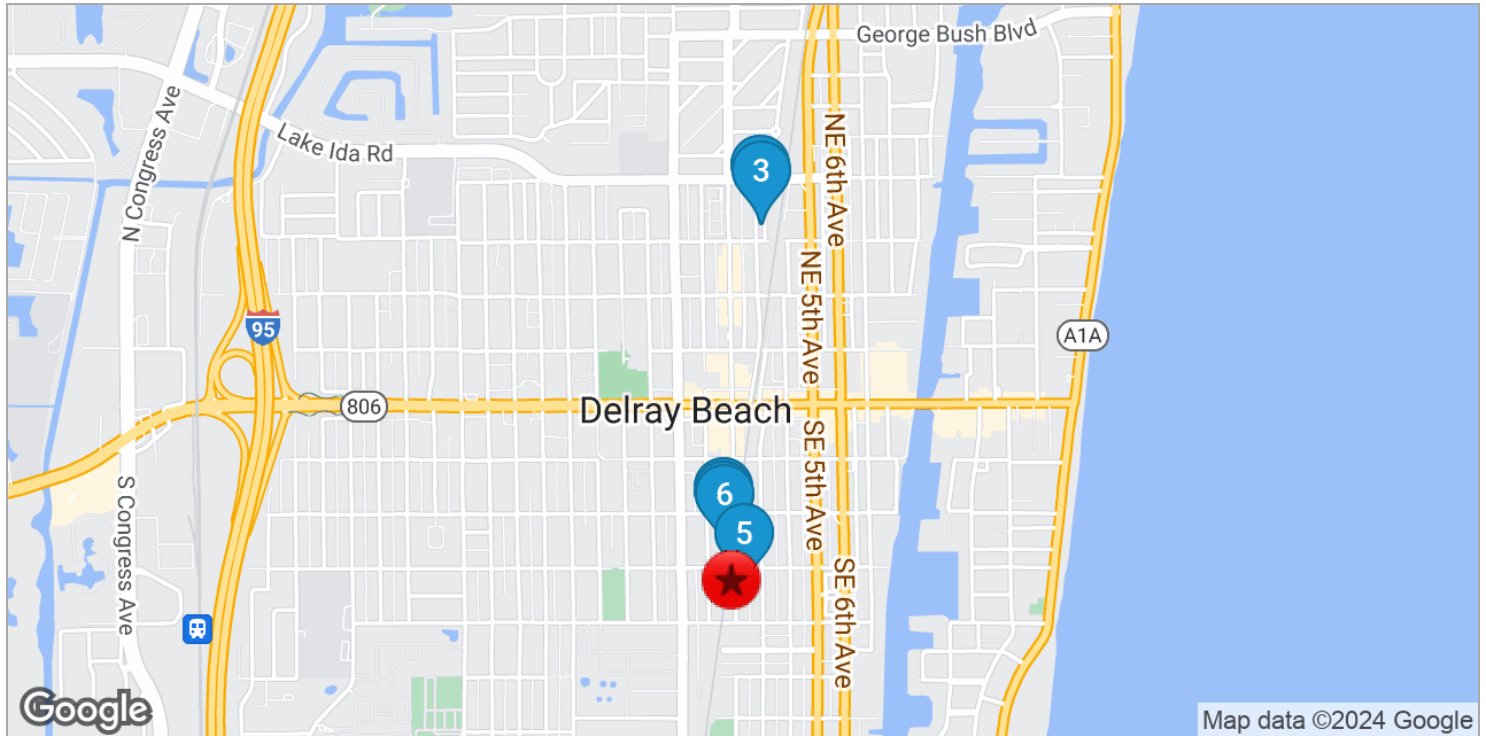
2,018 SF

\$341.92

1

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Sale Comps Delray Map



SUBJECT PROPERTY

390 SE 2ND AVE | Delray Beach, FL 33483



258 SE 2ND AVE

258 SE 2nd Ave
Delray Beach, FL 33444

1



325 NE 3RD AVE

325 NE 3rd Ave
Delray Beach, FL 33444

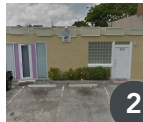
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333 SE 2ND AVE

333 SE 2nd Ave
Delray Beach, FL 33483

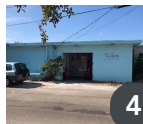
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264 SE 2ND AVE

264 SE 2nd Ave
Delray Beach, FL 33444

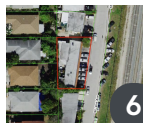
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333 NE 3 AVE

333 NE 3 Ave
Delray Beach, FL 33444

4



280 SE 2ND AVE

280 SE 2nd Ave
Delray Beach, FL 33444

6

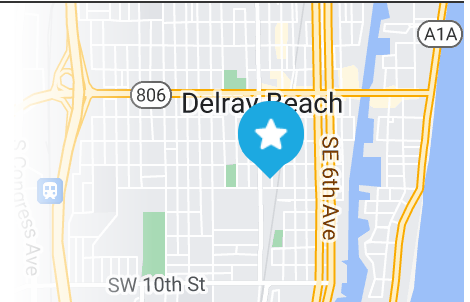
Sale Comps - Boca



SUBJECT PROPERTY

390 SE 2ND AVE | Delray Beach, FL 33483

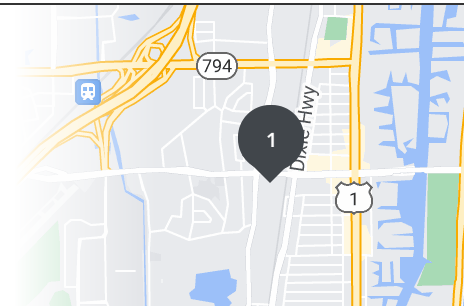
Sale Price: \$1,300,000 Lot Size: 0.31 AC
Year Built: 1956 Building SF: 6,309 SF
Price PSF: \$206.05



104 NW SPANISH RIVER BLVD

104 NW Spanish River Blvd | Boca Raton, FL 33431

Sale Price: \$970,000 Lot Size: 0.344 AC
Year Built: 1972 Building SF: 3,300 SF
Price PSF \$293.94 Closed Date: 08/31/2018



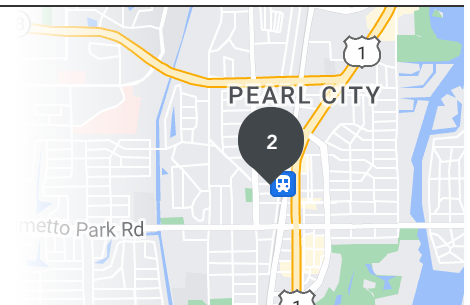
4800 - WAREH/DIST TERM M-2 - INDUSTRIAL (06-BOCA RATON)



108 NW 4TH ST

108 NW 4th St | Boca Raton, FL 33432

Sale Price: \$1,350,000 Lot Size: 0.187 AC
Year Built: 1977 Building SF: 4,576 SF
Price PSF \$295.02 Closed Date: 02/29/2020



4800 - WAREH/DIST TERM C-1 - BUSINESS (06-BOCA RATON) 06-43-47-19-31-003-0060

Sales Comps Boca Summary

**SUBJECT PROPERTY**

**CORNER LOT WAREHOUSE WITH
SECURED PARKING**
390 SE 2ND AVE
Delray Beach, FL 33483

PRICE**BLDG SF****PRICE/SF****# OF UNITS**

\$1,300,000

6,309 SF

\$206.05

2

SALE COMPS**PRICE****BLDG SF****PRICE/SF****# OF UNITS****CLOSE**

Spanish River Blvd, Boca Raton 33431 • Sold for \$9

104 NW Spanish River Blvd
104 NW Spanish River Blvd
Boca Raton, FL 33431

\$970,000

3,300 SF

\$293.94

2

08/31/2018



108 NW 4th St
108 NW 4th St
Boca Raton, FL 33432

\$1,350,000

4,576 SF

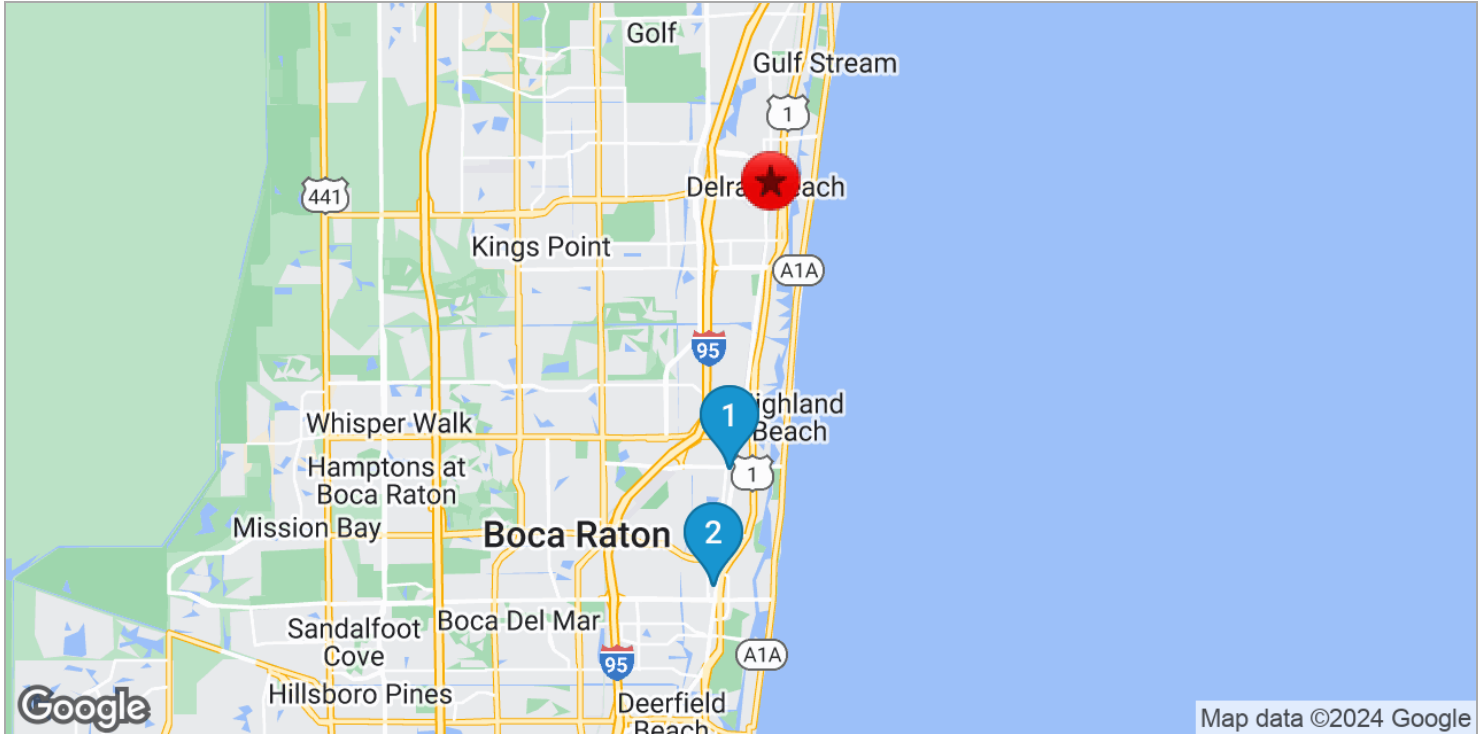
\$295.02

1

02/29/2020

PRICE**BLDG SF****PRICE/SF****# OF UNITS****CLOSE****Totals/Averages****\$1,160,000****3,938 SF****\$294.57****1.5**

Sale Comps Boca Map



SUBJECT PROPERTY

390 SE 2ND AVE | Delray Beach, FL 33483



1

104 NW SPANISH RIVER BLVD

104 NW Spanish River Blvd
Boca Raton, FL 33431



2

108 NW 4TH ST

108 NW 4th St
Boca Raton, FL 33432

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ADDITIONAL INFORMATION:

**CORNER LOT WAREHOUSE WITH SECURED
PARKING**

390 SE 2ND AVE, Delray Beach, FL 33483

Osceola Park Neighborhood Improvements

Project Background:

The Osceola Park neighborhood is located just south of Delray Beach's central business district. The area was platted over 100 years ago (1912/1913) and many areas rely on the original public infrastructure. Earlier this year, Delray Beach sought proposals from consultants to review the condition of the existing infrastructure and design a neighborhood improvement project to reestablish the service life of critical infrastructure. On September 26, 2017, Delray Beach approved a contract including public outreach, and this website, as a key component of the project to promote active engagement with impacted residents.

Project Location:

As shown to the right, the Osceola Park Neighborhood Improvements project area is bounded by SE 2nd Street at the north and SE 10th Street at the south; Federal Highway (US-1) at the east and Swinton Avenue on the west. The area has almost 1,000 residential and commercial parcels along with publicly owned roads and infrastructure, particularly potable water, sanitary sewer and storm sewer.

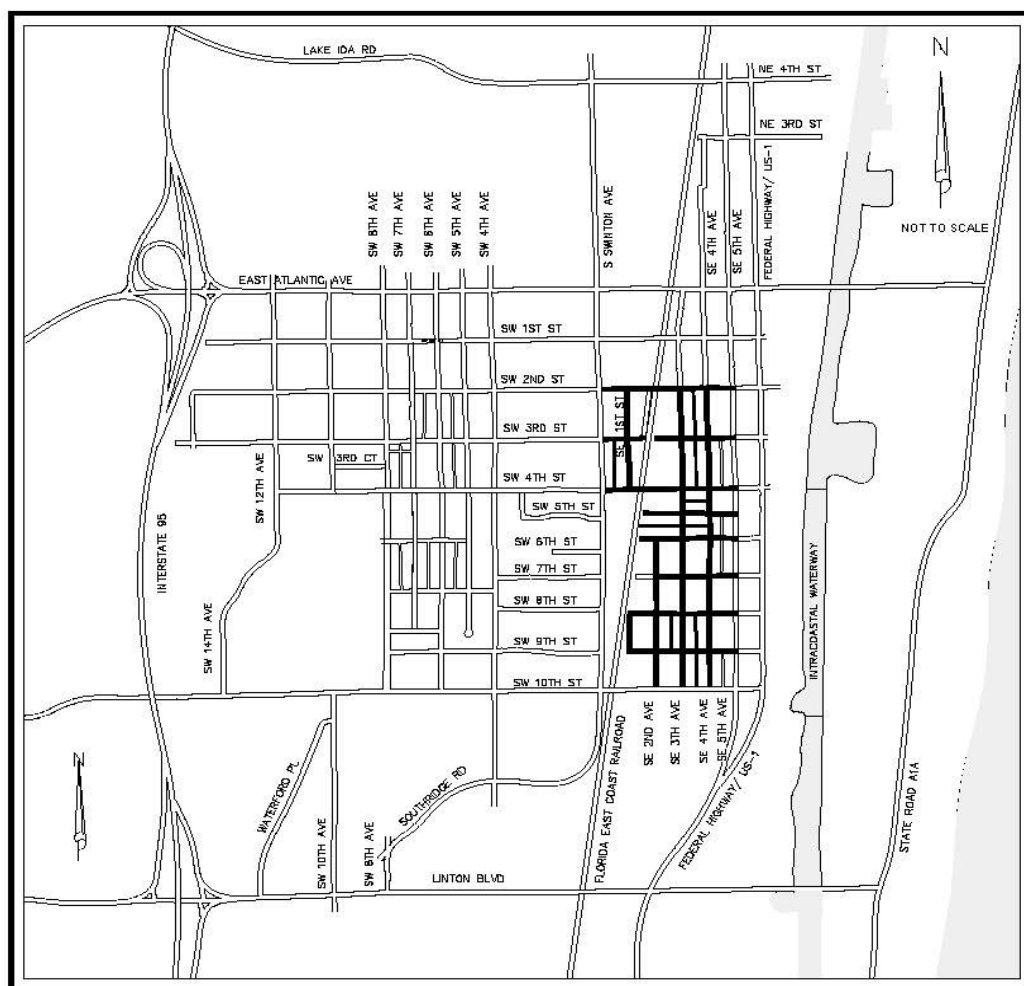
Project Description:

The goal of this project is to design a project that will reconstruct and retrofit the neighborhood's existing public infrastructure to meet the needs of area residents, businesses and visitors. The primary components of the project include:

- Resurfacing or reconstruction of 3.9 miles of roadway;
- Construction of 1.2 miles of new permeable pavement alleyways;
- Complete temporary traffic calming "pilot projects" and seek neighborhood input for permanent use;
- Reestablish the existing potable water, sanitary and storm sewer systems as new;

- Improve area drainage and landscaped parkways;
- Improve sidewalk deficiencies (fill in gaps and replace trip hazards);
- Improve landscaping,
- Analyze and improve the area's street lighting, and
- Relocation of existing power poles as needed.

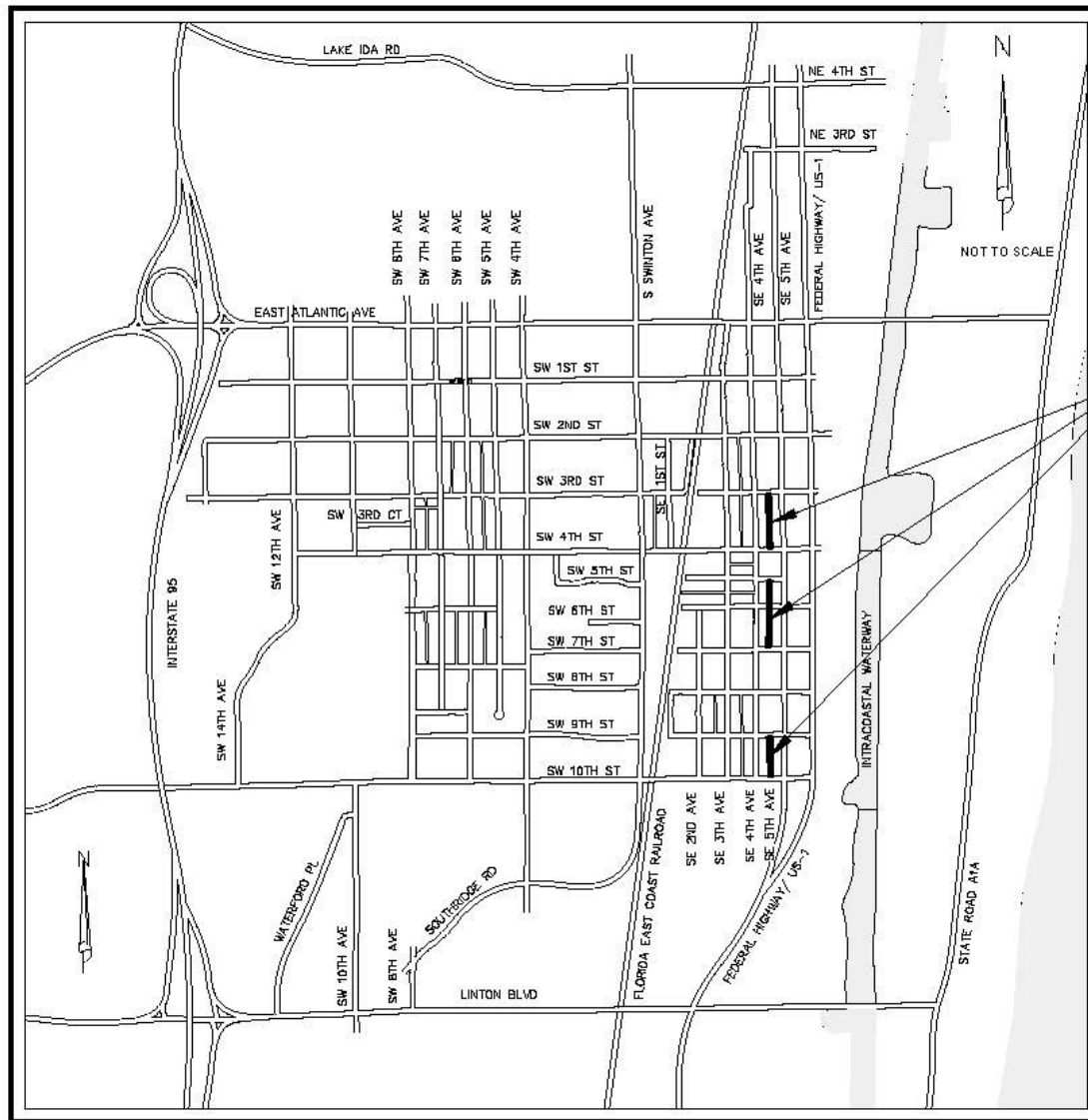
The City also requested that any sustainable “best practices” to address water quality also be considered as part of this project scope. These considerations will include permeable pavement for alleys, bio-swales in parkways and other ways to treat storm-water runoff.



S16 & 21, TWP 46S, RNG 43E

— = LIMITS OF PROJECT AREA

PROJECT LOCATION MAP
N.T.S.



PROJECT
LOCATION

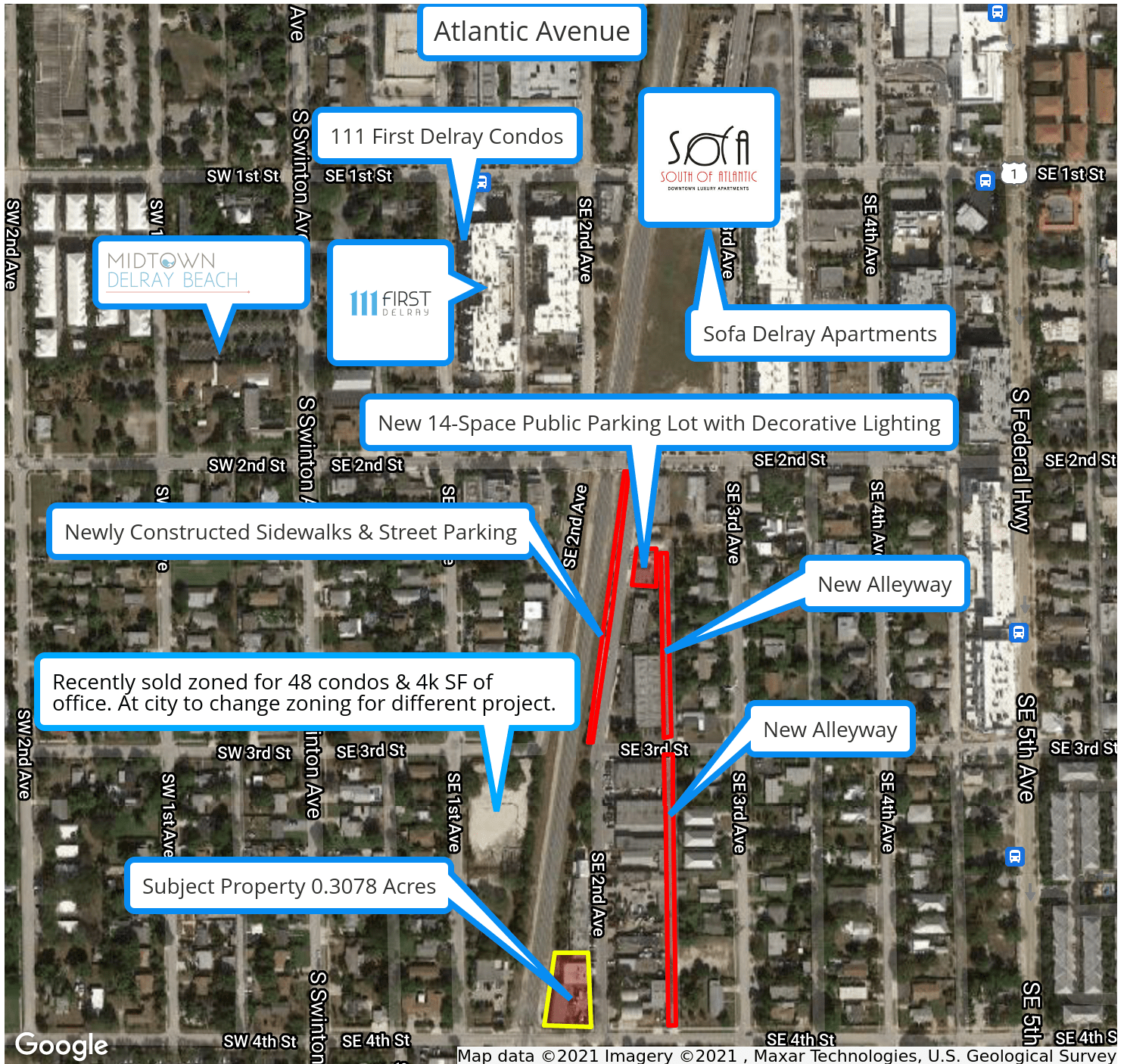
S16 & 21, TWP 46S, RNG 43E

— = LIMITS OF PROJECT AREA

PROJECT LOCATION MAP N.T.S.

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Infrastructure Updates







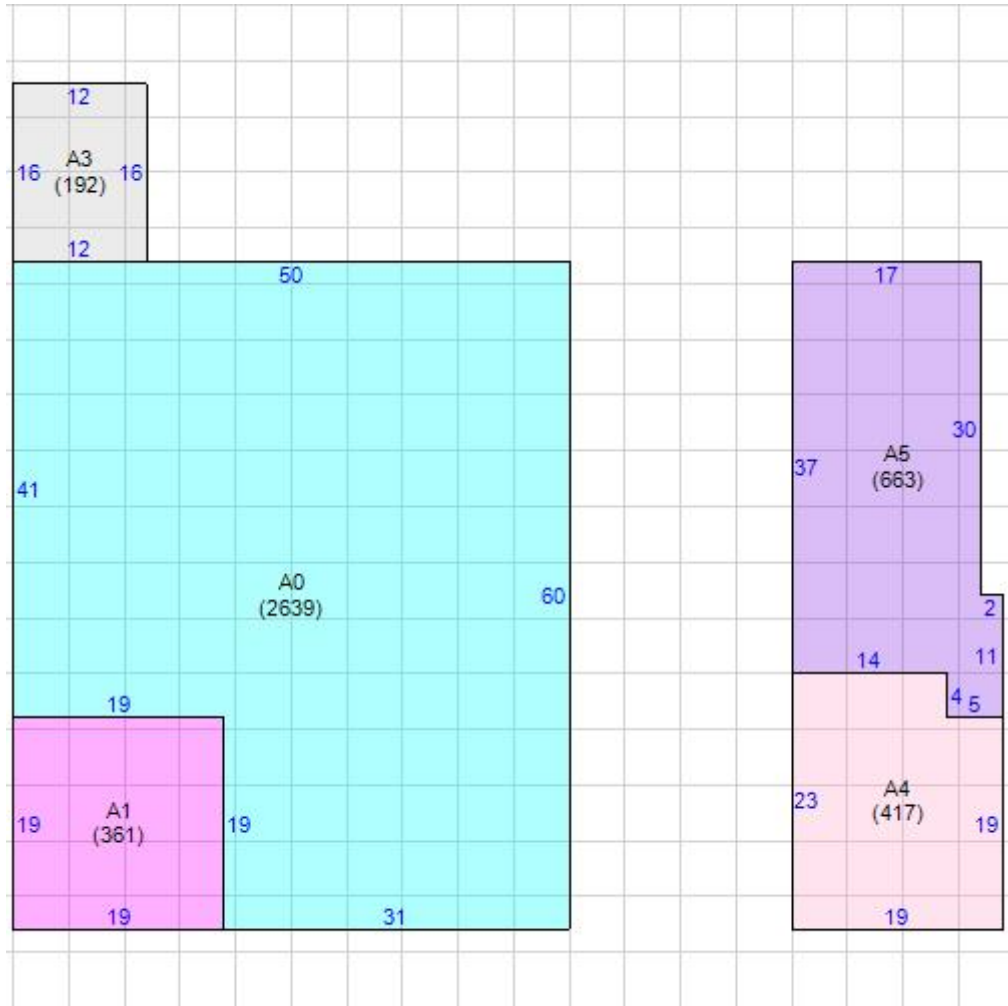
Owner Name: RIGHT ANGLE PROPERTY LLC

Parcel Control Number: 12-43-46-16-01-080-0140

Location/Address: 390 SE 2ND AVE

Building Sketch

Sketch for 12-43-46-16-01-080-0140





County Information

Palm Beach County

Palm Beach County stretches from Florida’s Atlantic coast into the state’s rural center and includes the northern edge of the Everglades national park. Its coastline has numerous golf courses and sandy beaches. More than 2 million people visit Palm Beach County annually, and they spend approximately \$3 billion while they are here. Florida’s Enterprise Zone Program provides tax incentives to businesses located within or hiring from within the zones. The state currently has 19 enterprise zones with two in Palm Beach County.

Mission:



COUNTY INFORMATION

Population	1,471,000
Median Income	\$53,363
Unemployment Rate	

COUNTY HIGHLIGHTS

- Filled with Art Galleries
- Many Fine & Eclectic Restaurants
- Hot downtown, Clematis St., Atlantic Ave. & Lake Worth Rd.
- The Ballpark of the Palm Beaches
- Perfect Vodka Amphitheater
- Kravis Center for the Performing Arts

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City of Delray Beach



DELRAY BEACH, FL

As South Florida's emerging entrepreneurial economy, Delray Beach is a diverse, vibrant community that is attracting and growing businesses and companies of all sizes. More companies are choosing Delray Beach for their startup enterprises, regional offices and corporate headquarters, taking advantage of innovation and a track record of success. Creative businesses in the orange economy are flocking to Delray Beach, with a growing cluster of enterprises in the fine and performing arts, architecture, fashion, design, and film industries. The green economy is also growing, with a number of entrepreneurs around the country, relocating their clean energy and sustainable technology sector businesses to Delray Beach. With three international airports within an hour's drive, two Interstate 95 highway exchanges, and nearby access to rail and ports, Delray Beach has resources in place to help our existing businesses expand into international trade markets and compete on a global scale. The state of Florida has been consistently recognized as one of the Top Five States for business, and as a leader in policies that promote small business and entrepreneurship. Statewide regulatory agencies, along with the City of Delray Beach, allow for expedited permit processing that facilitates quicker, more predictable and less costly approvals without reducing standards for the environment. Florida is also one of the few right-to-work states.



Delray City Information

DELRAY BEACH, FL

Is a coastal city in Palm Beach County, Florida Known worldwide as a vibrant, intimate town with big city sophistication, Directly on the Atlantic Ocean, the city has upscale shops, fine restaurants, nighttime entertainment and two miles of award-winning beaches.



CITY INFORMATION

Population	69,358
Seasonal Population	120,000
Median Income	\$50,833
Unemployment Rate	3.3%

CITY HIGHLIGHTS

- Filled with Art Galleries
- 6 New Major Developments Underway
- Downtown Backs-Up to Beach
- Rents on Atlantic from \$50-\$100/SF
- Vacancy Rate less than 5%
- Approximately 130 Restaurants Downtown
- Active Nightlife and Cultural Scene

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New Developments Latest



Barry Frette - 561-880-5587

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Midtown Delray 6 Minute Walk



Midtown Delray located on Swinton and Atlantic Ave - 279 space parking garage | Mixed-use | Condo's | Retail | Office | Residential Inns

Building 1
66,234 SF
4 Stories
Retail / Restaurant / Office

Building 9
27,862 SF
3 Stories
Retail / Residential Inn

Building 8
28,057 SF
3 Stories
Residential Inn



Building 2
2,957 SF
4 Stories
Retail / Office

Building 3
8,232 SF
2 Stories
Restaurant / Retail / Office

Historic Building A (Rectory House)
1,394 SF - 2 Stories - Retail / Office

Historic Building C
1,511 SF - 1 Story - Restaurant

Historic Building E (CarthCart)
1,554 SF - 2 Stories - Retail / Office

Historic Building F
1,198 SF - 1 Story - Retail

Historic Building G
1,036 SF - 1 Story - Retail

Historic Building B
554 SF - 1 Story - Retail

Midtown Delray located on Swinton and Atlantic Ave - 279 space parking garage | Mixed-use | Condo's | Retail | Office | Residential Inns

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iPic & Atlantic Crossings



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111 First Delray - 70 Unit Condo



111 First Delray - 111 SE 1st Ave Delray Beach - 70 Residences - Completed Condominium Complex



111 First Delray - 111 SE 1st Ave Delray Beach - 70 Residences - Completed Condominium Complex

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Marriott Courtyard & Aloft Hotels



Marriott Courtyard Hotel | 135- 185 SE 6th Ave Delray Beach - Four-story, 150 rooms Completed Construction



Aloft Hotel | 236 SE 5th Ave (located 5 blocks south) - 122 Rooms & 35 Condos - Mixed-Use Completed Construction

Slattery &

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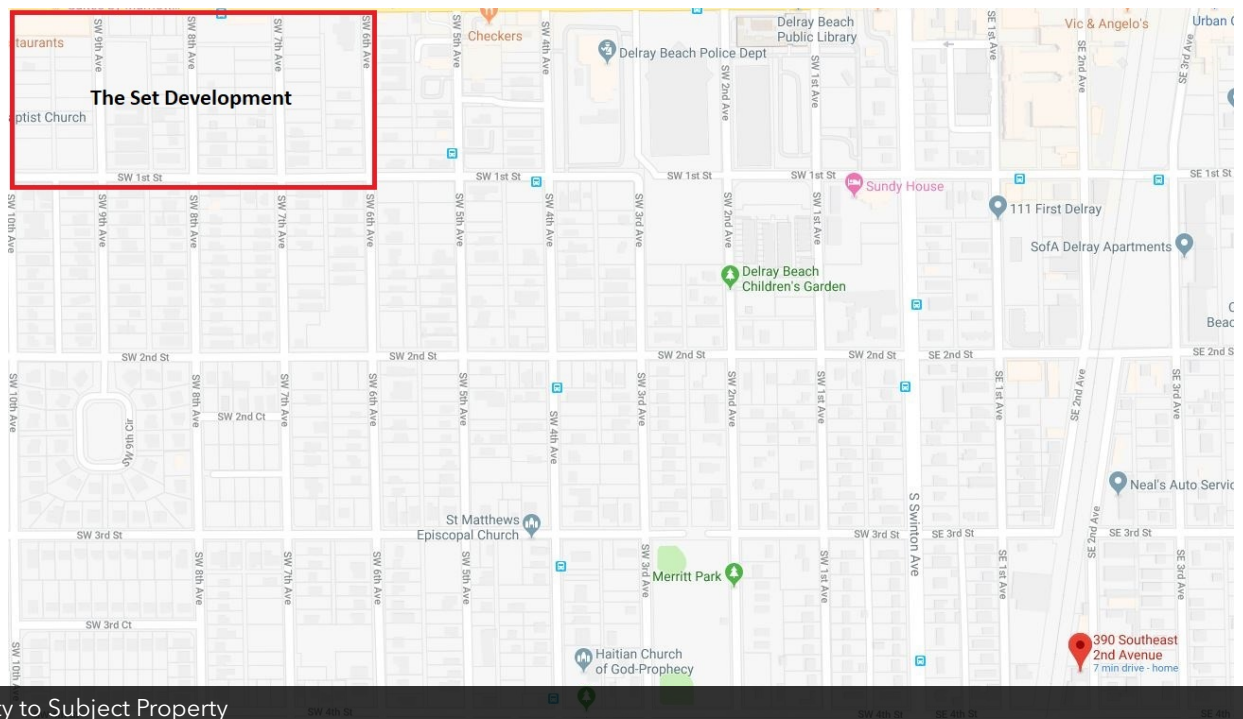
The Ray Hotel



The Ray Hotel Approved - Located 3 Blocks North of Atlantic on NE 2nd Ave | 143 Rooms, 3 Restaurants, Event Space for 300 Guests, Parking



Elevated, glass-enclosed event space for up to 300 guests with rooftop garden



WILLIAM
RAVEIS
SOUTH FLORIDA

48.8 Acre Office Depot Complex



Current Setting



Planned Development - 1,009 resi units | 70k SF Office | 250k SF Retail | 80k SF Restaurants

Delray City Food Market

**ADDRESS:**

333 SE 3rd Ave Delray Beach, FL 33483

DETAILS:

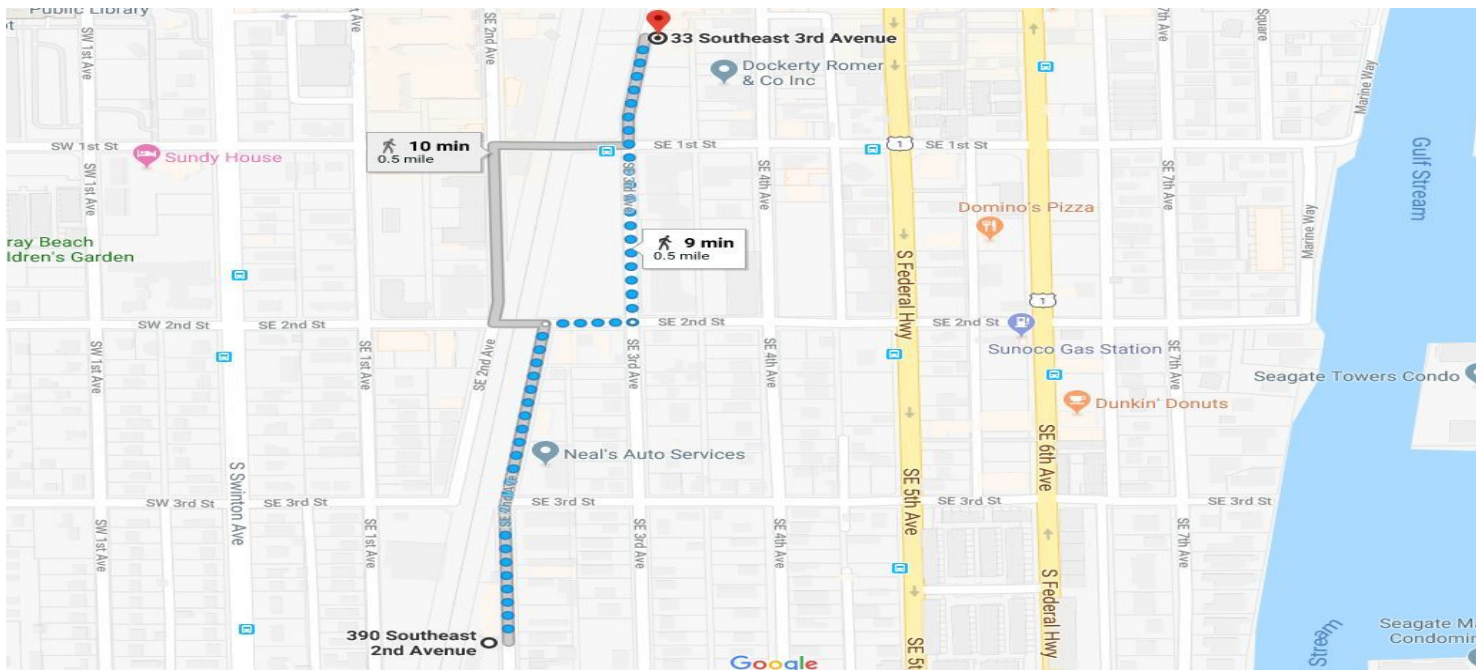
35,000-square-foot Delray City Market will to be the largest in Florida, about the size of a football field, according to Menin officials. The food hall will be part of a four-story building that also will feature 220 garage parking spaces. Will feature between 30 to 32 vendors offering a range of cuisine. Food will include all-American foods including burgers and pizza, of course, but also lots of ethnic choices. Think tacos, sushi, Korean barbecue, plus Peruvian food and its popular ceviche offerings among the possibilities, as well as vendors dishing Caribbean cuisine.

**WILLIAM
RAVEIS**
SOUTH FLORIDA

Approved Delray City Market



Giant Food Hall coming to Delray - 33 SE 3rd Avenue Delray Beach FL 33483



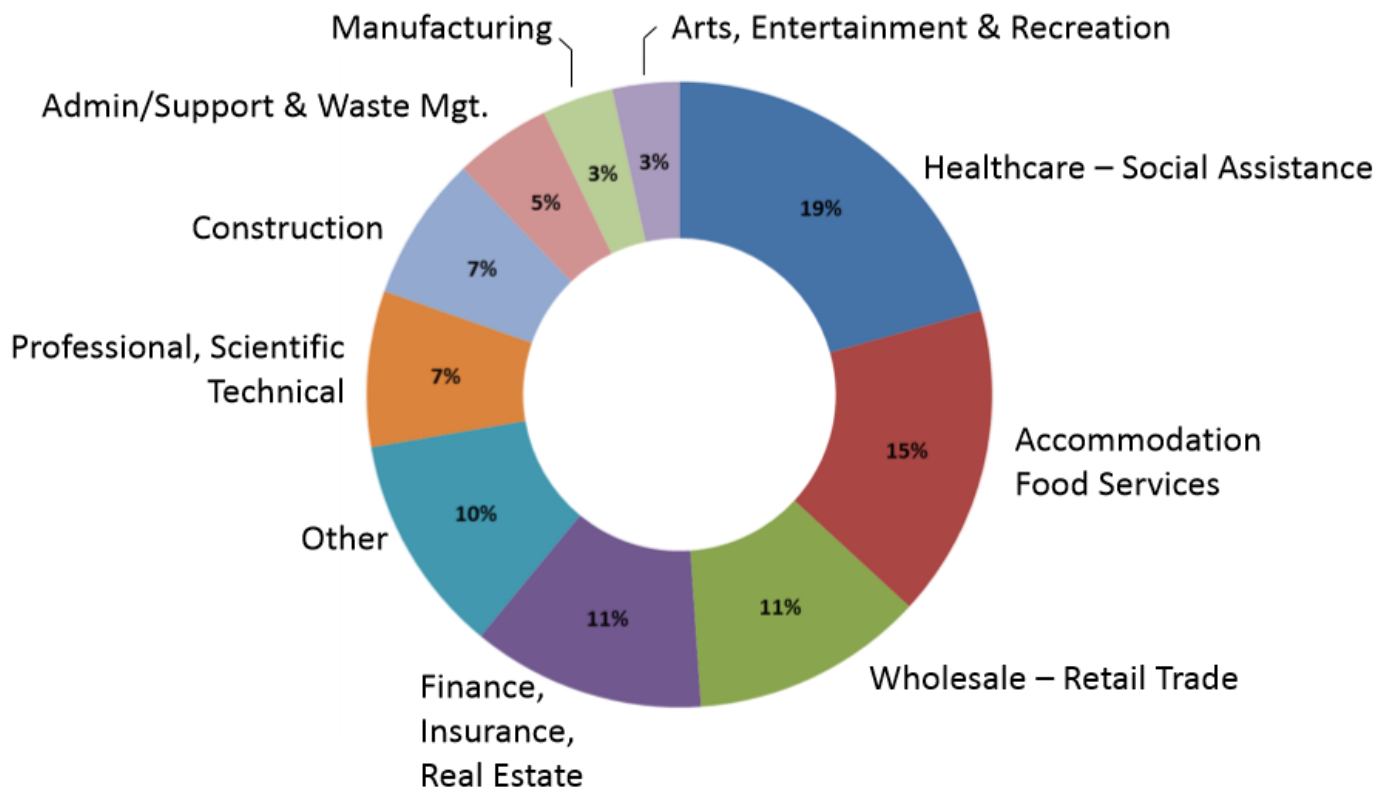
9 Minute walk to subject property

Delray Economic Profile



economic development

Current Economic Profile



WILLIAM RAVEIS

SOUTH FLORIDA

ADVISOR BIOS:

CORNER LOT WAREHOUSE WITH SECURED PARKING

390 SE 2ND AVE, Delray Beach, FL 33483



Advisor Bio & Contact

BARRY FRETTE

President-Elect At Realtor Commercial Alliance & Real Estate Advisor



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PROFESSIONAL BACKGROUND

Barry is the President of the Realtors Commercial Alliance and specializes in Luxury Properties and Commercial. When assisting residential clients, he relishes developing long lasting relationships and takes the time to fulfill the goals of his clients. Whether looking for the perfect home to buy or sell, Barry will take his time and it will be reflected the first day you begin working with him on your journey. Luxury Property? Put The William Raveis Luxury Team to work for you and ask about our Luxury Property Program!

Selling an asset on your own can be an overwhelming task. There's advertising to plan and budget for, possibly private showings to arrange, purchase offers to negotiate, contract contingencies to worry about, and complicated paperwork to fill out. Make it easy on yourself by putting your asset in the hands of seasoned professionals. We have extensive experience marketing properties & showing them to their best advantage.

Barry holds the title of RTS which is a Certified Raveis Technology Specialist. This means when it comes to market your property, rest assured Barry knows how to utilize the latest technology programs to maximize your property's exposure which leads to more buyers, more offers, and ultimately a higher price if you are selling.

For commercial, Barry is a boutique commercial practitioner specializing in Retail, Office, Industrial, Land and Businesses. Whether helping you find a site or property to purchase, choose a building or space to lease for your business, market your property to find a tenant, use our marketing team to help you divest of your property, we have the perfect plan so let's talk about it.

William Raveis is a real estate company that does things right. Rooted in a foundation of family values, William Raveis is bringing a breath of fresh air to real estate. Firm believers in doing the right thing by its clients, William Raveis recognizes that lasting relationships come from care, courtesy and commitment – to both our clients and their communities. These values embody the William Raveis difference and we strive to surprise with service, delight with dedication and maintain a moral code which sets the gold standard in our sector. We are William Raveis. We are real estate, refined.

Barry Frette | Realtor & Real Estate Advisor

William Raveis South Florida

President at the Realtors Commercial Alliance of Palm Beach, Broward, & Saint Lucie Counties

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