

**WILLIAM  
RAVEIS**  
SOUTH FLORIDA

Condominium Property For Sale

Offering Memorandum as of 03/24/2024

## 2 Bed 2 Bath Condominium

1001 Crystal Way, Delray Beach, FL 33444



**Barry Frette**  
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SOUTH FLORIDA

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



FIRST CITY IN STATE TO WIN 3 ALL-AMERICAN CITY AWARDS



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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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SOUTH FLORIDA

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## PROPERTY INFORMATION:

### **2 Bed 2 Bath Condominium**

1001 Crystal Way, Delray Beach, FL 33444



# Executive Summary

1001 Crystal Way Delray Beach, FL 33444



## OFFERING SUMMARY

Sale Price:	\$173,000
Number Of Units:	1
Year Built:	1989
Building Size:	978
Zoning:	Residential
Market:	Delray Beach
Submarket:	East Delray Beach
Price / SF:	\$176.89

## PROPERTY HIGHLIGHTS

- Investor Friendly & Gated Community East Delray
- Stair Handrails being restored and renovated Building 1055
- Pet Friendly with Dog Stations throughout Community
- 7-minutes drive to be parked on beach
- 10-minute drive to downtown Delray
- Walking distance to grocery store & Shopping Galore
- Over \$1 billion in mixed-use developments under construction downtown
- Arguably the best restaurants in the country
- HOA - \$433.17/month & Meets 10% Reserves

# Property Description



## PROPERTY OVERVIEW

Cozy, beautifully decorated open layout Key West Style 1st floor corner unit in a GATED community in East Delray. Granite countertops with stainless steel appliances and beautiful tile with carpet in bedrooms. Bike & walk path with a car wash area. New air conditioning unit and water heater. Located next to tennis court at front of entrance so you will enjoy getting to and from quickly. Pet Friendly with Pet Stations located throughout community. Clubhouse with billiards, heated pool (2-minute walk), spa hot-tub, volleyball area, BBQ and more. Great fitness center. Developer is adding 120 additional parking spaces and \$200,000 of outdoor lighting. You are parked on the beach in 7 minutes and I-95 is a 5-minute drive away. Airport a 20 minute drive from here. Great shopping within minutes.

## LOCATION OVERVIEW

I-95 to Linton Blvd. Go east on Linton Blvd. and turn right on SW 10th Ave. just before Pollo Tropical. Make a left on Lindell Blvd. and Bahia at Delray development almost immediately on your right.

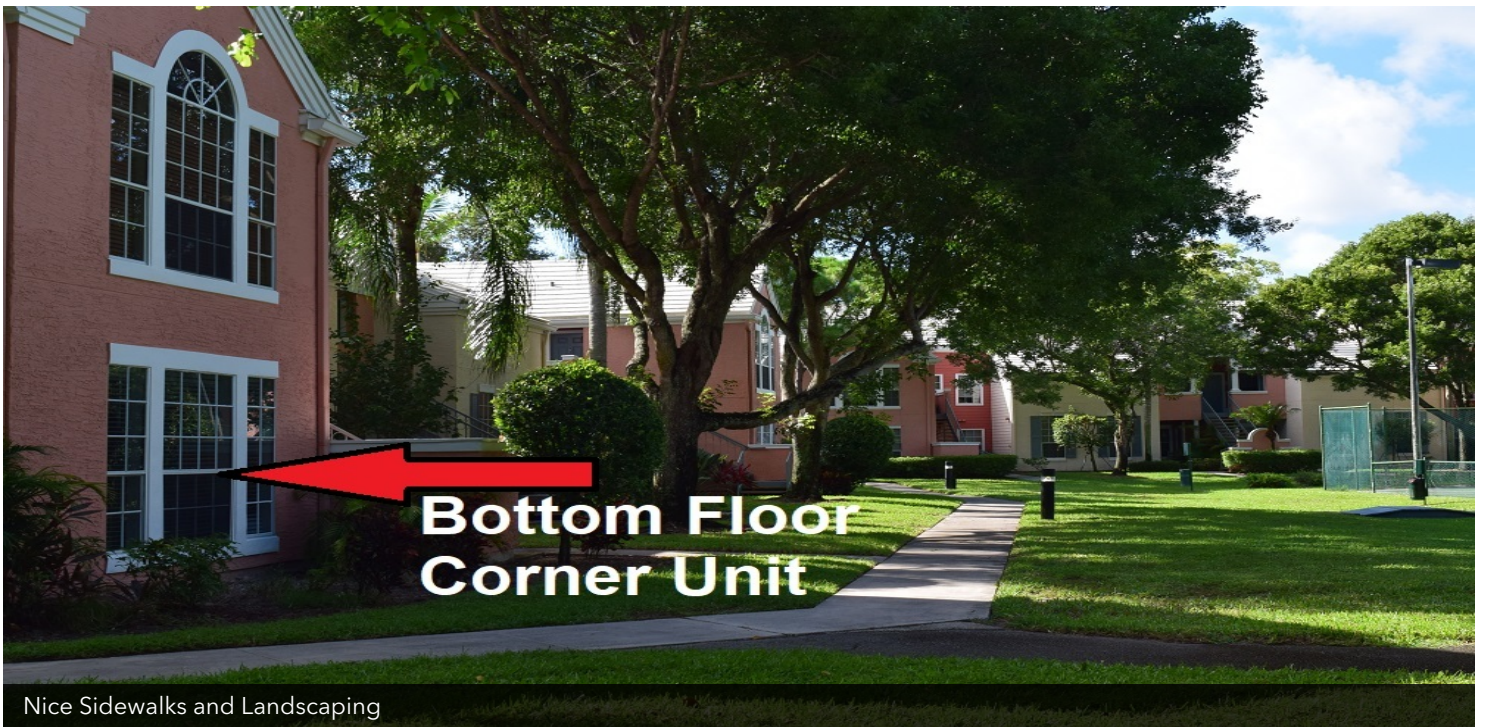


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## Additional Photos



Downstairs Corner Unit



**Bottom Floor  
Corner Unit**

Nice Sidewalks and Landscaping

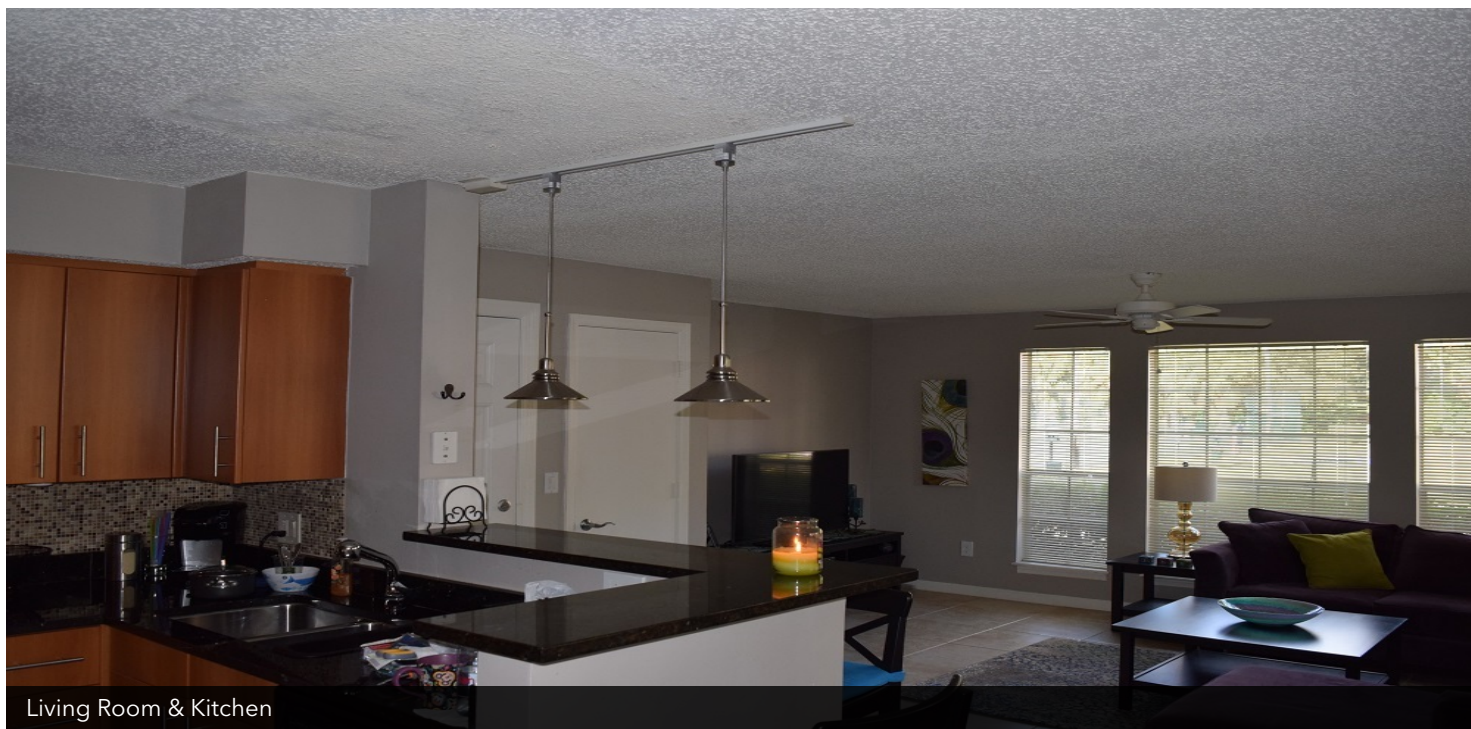


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## Additional Photos



Kitchen



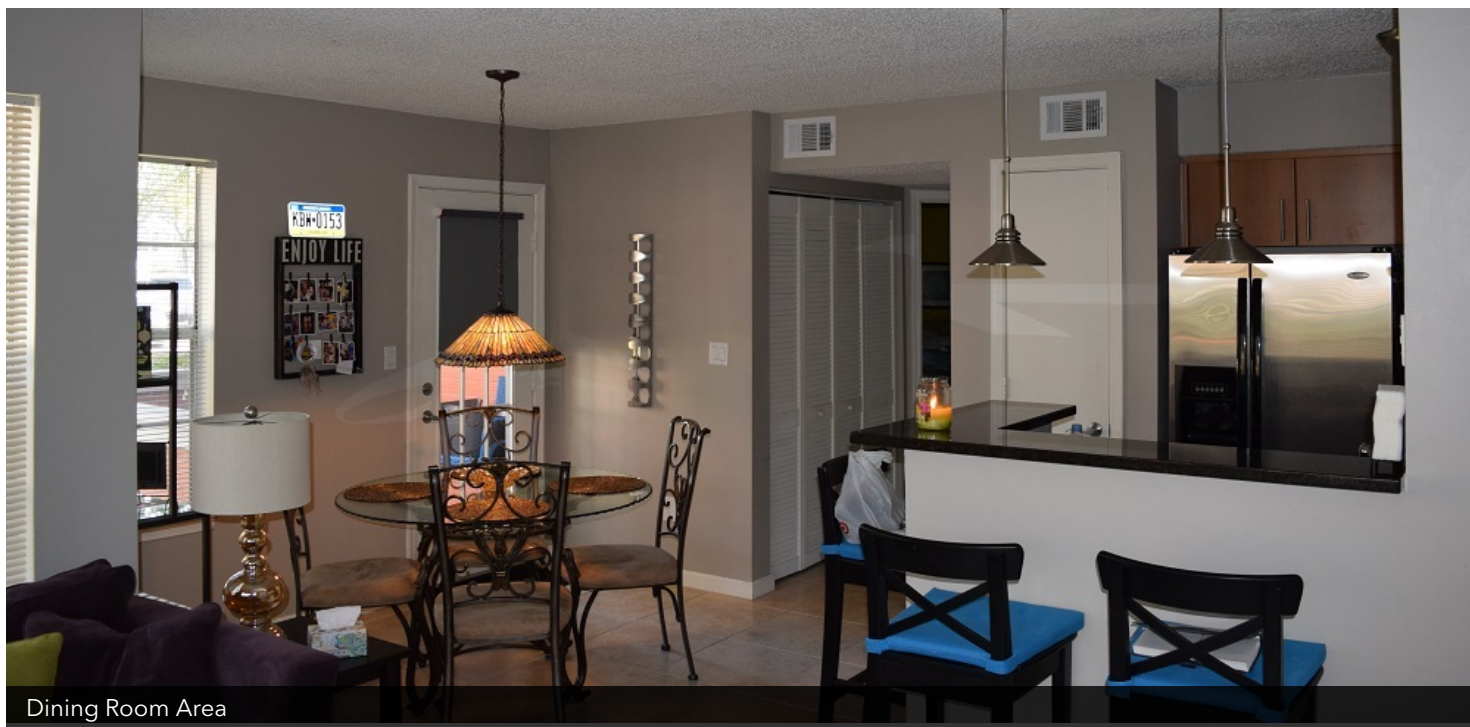
Living Room & Kitchen

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## Additional Photos



Living Room Area

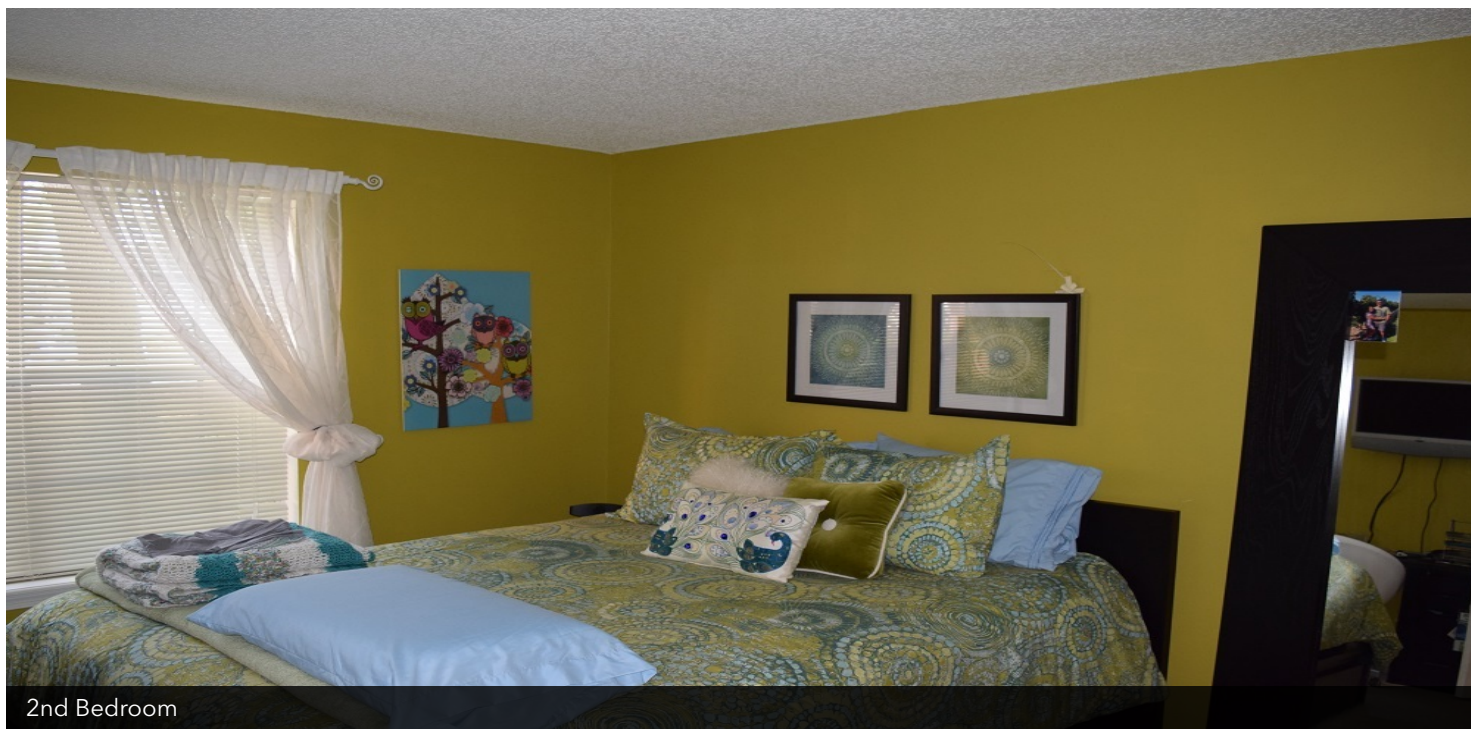


Dining Room Area



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## Additional Photos





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## Additional Photos



Bathroom 1



Bathroom 2

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## Additional Photos



Laundry Area



Outdoor Covered Porch



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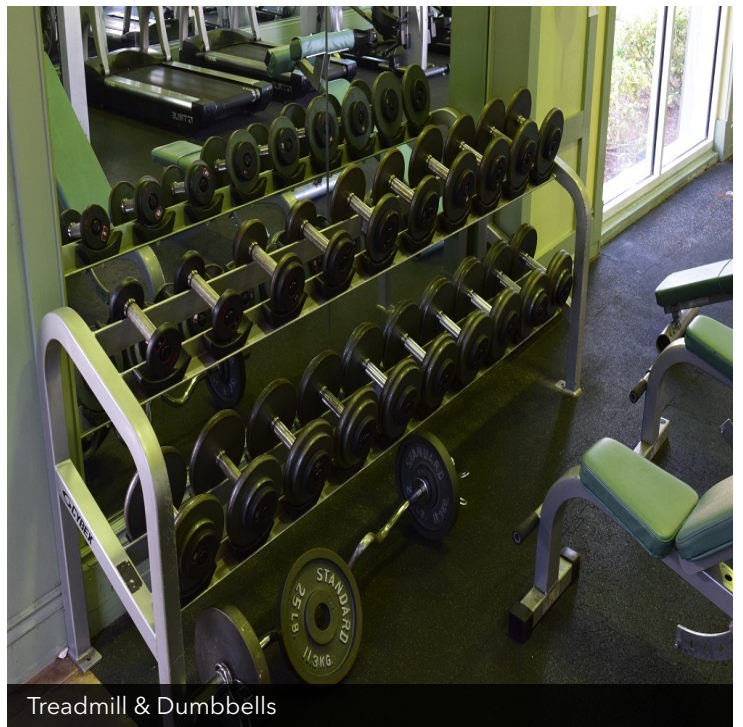
## Additional Photos



Fitness Center



Fitness Machines



Treadmill & Dumbbells



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## Additional Photos



Community Pool



Hot Tub



Condo Located Next to Tennis Court

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## LOCATION INFORMATION:

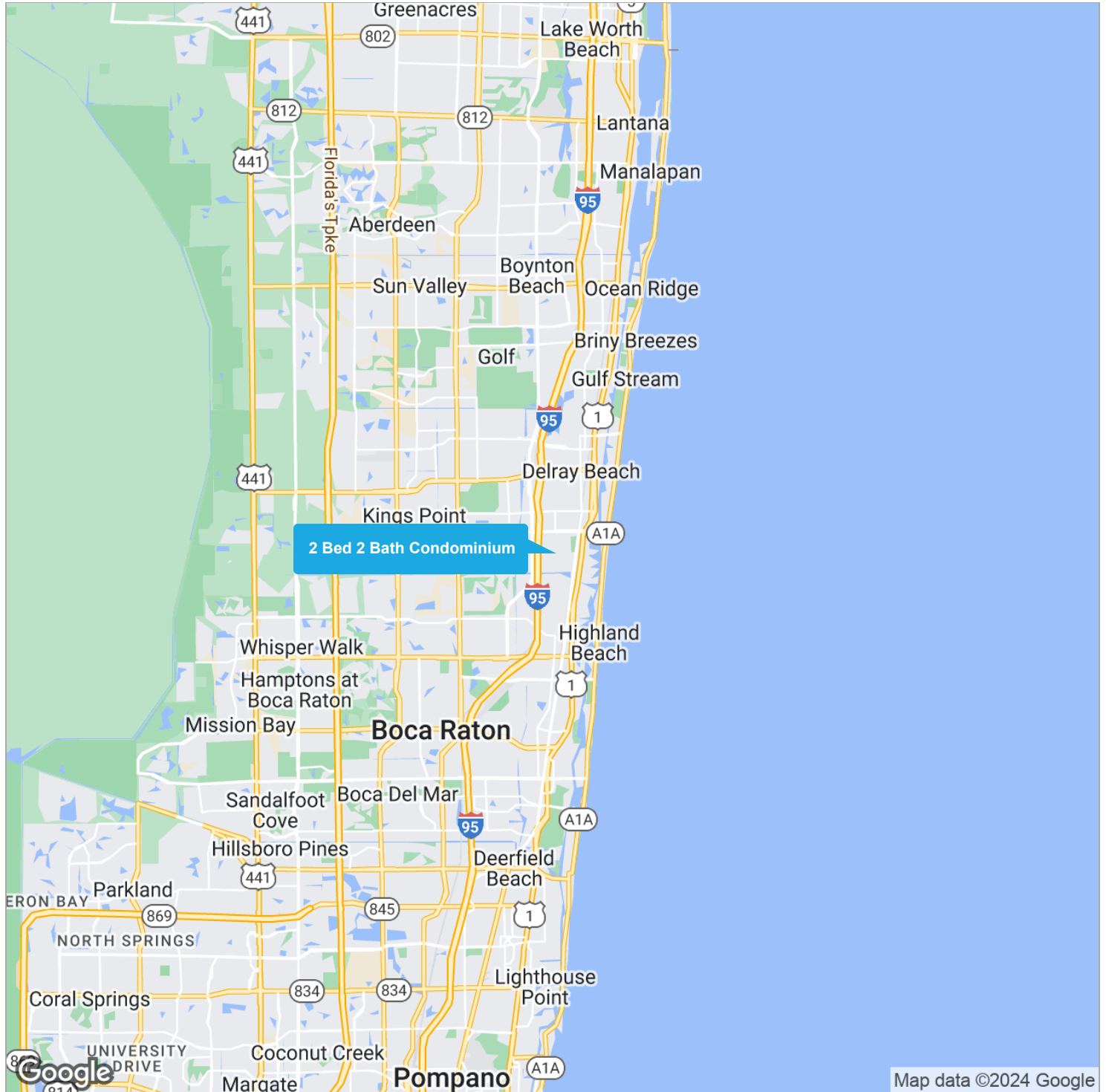
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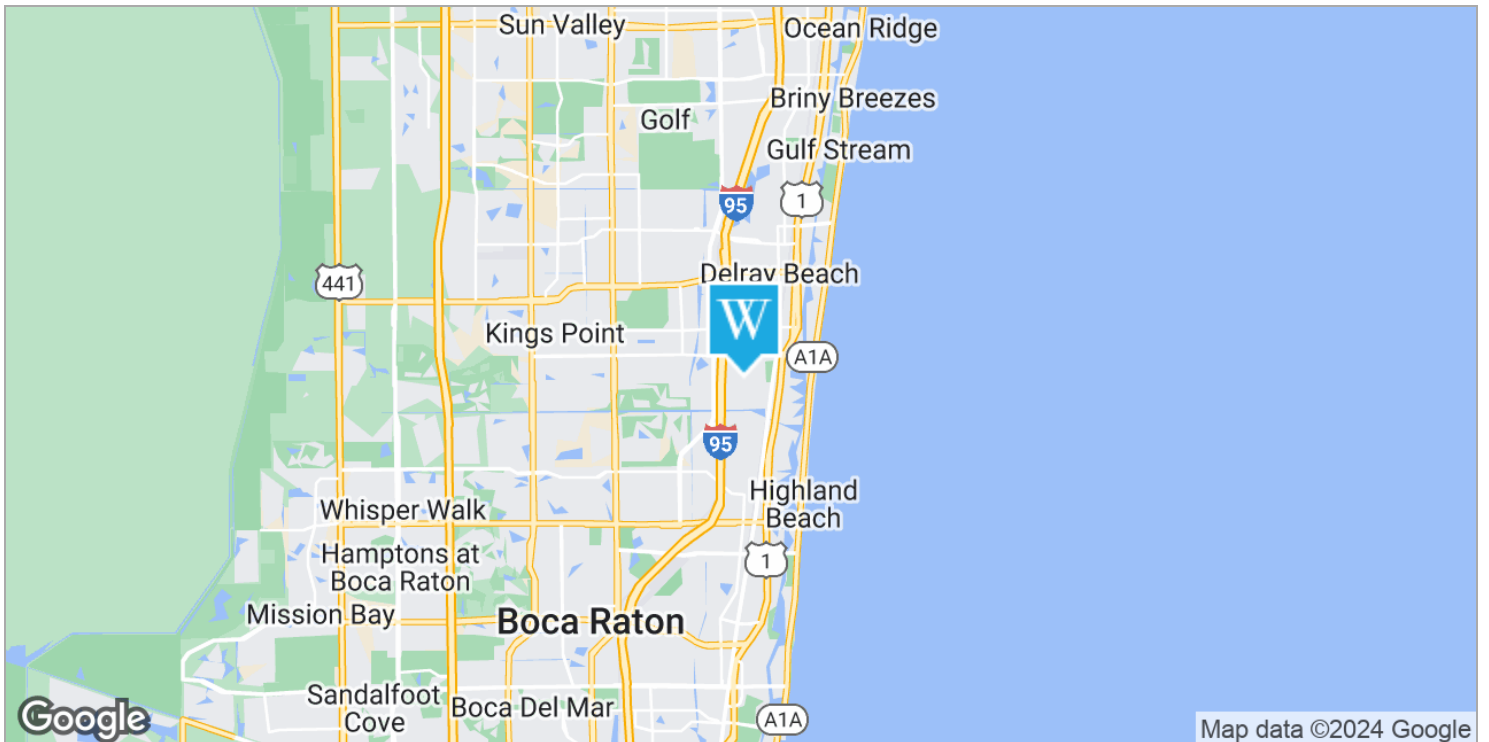
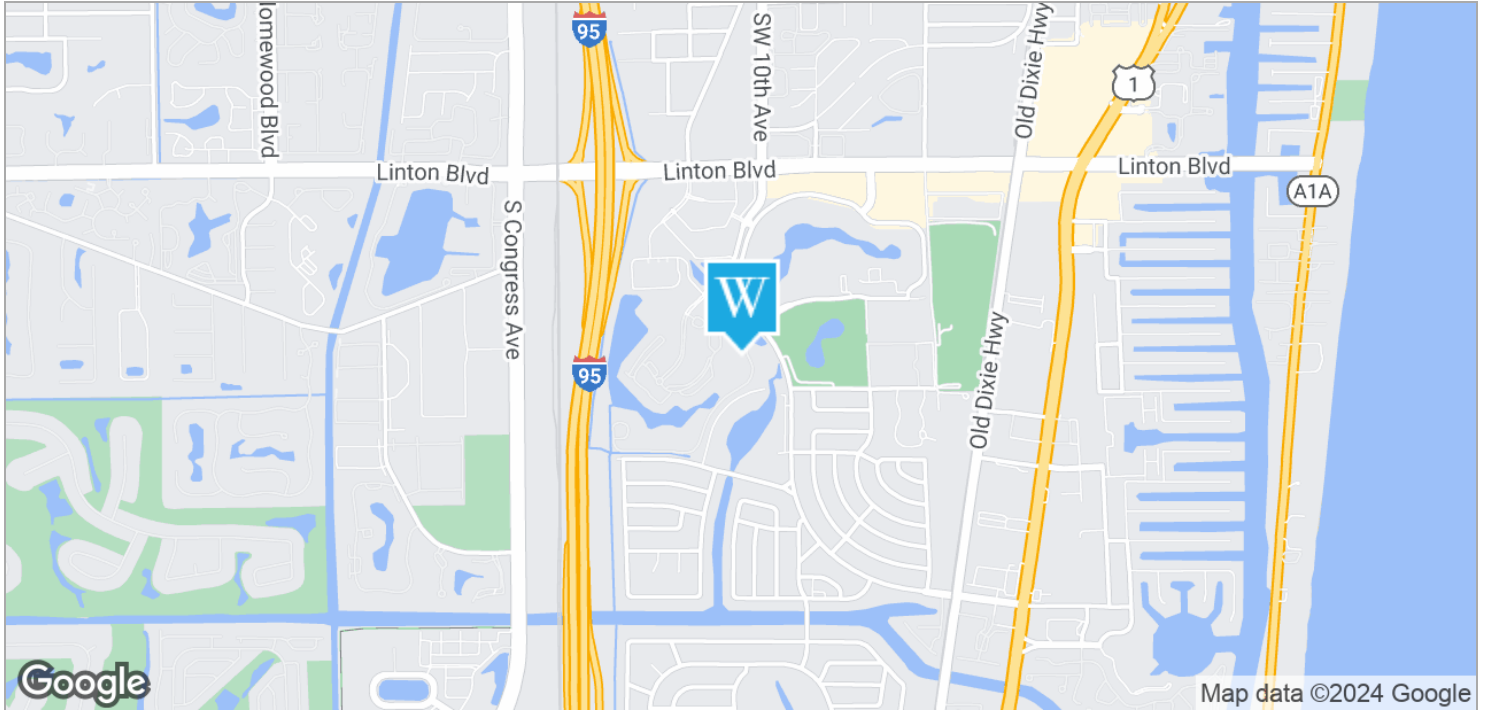
# Regional Map





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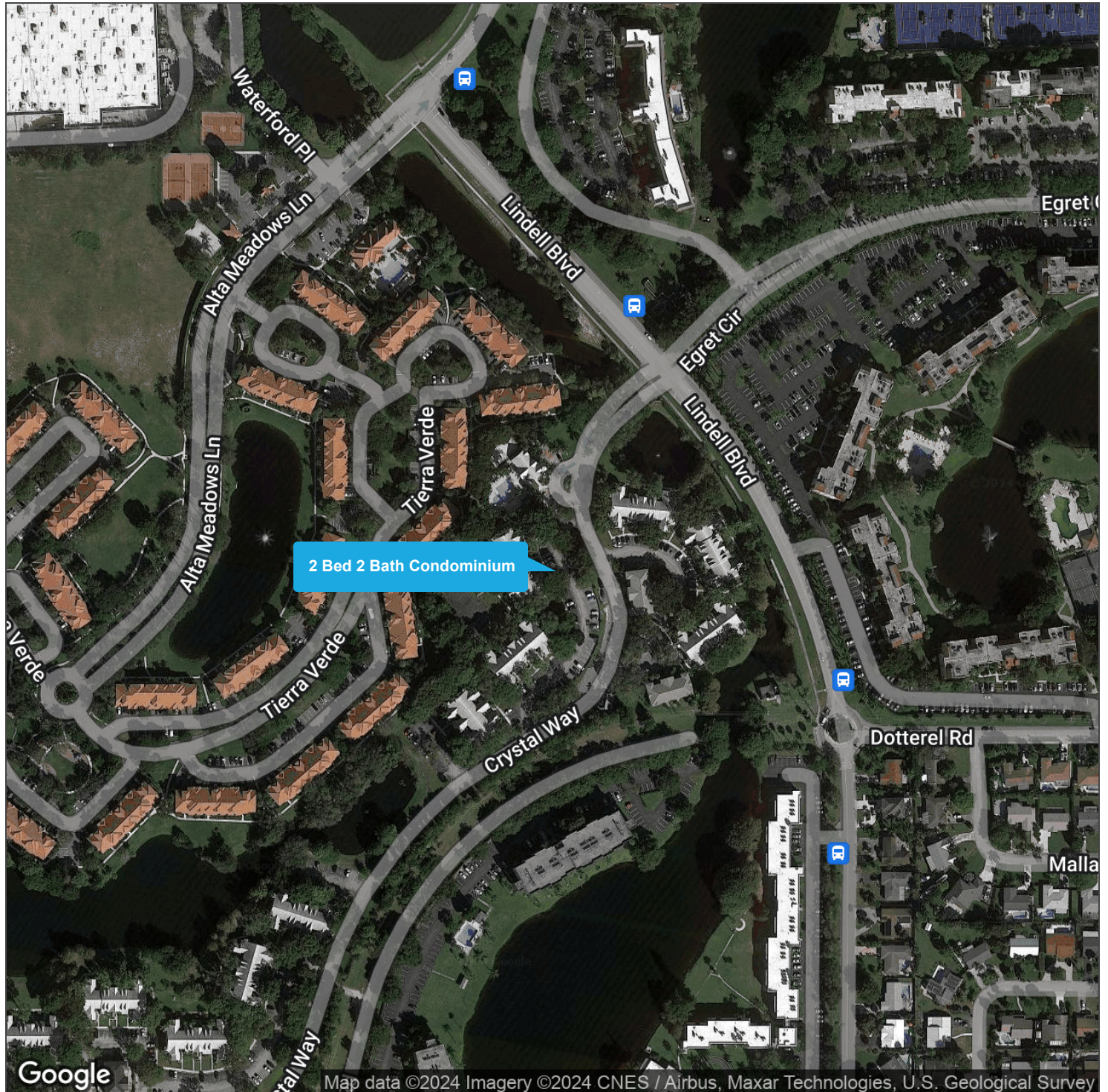
# Location Maps





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# Aerial Map





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# 3-5 Minute Drive to all of these Retailers



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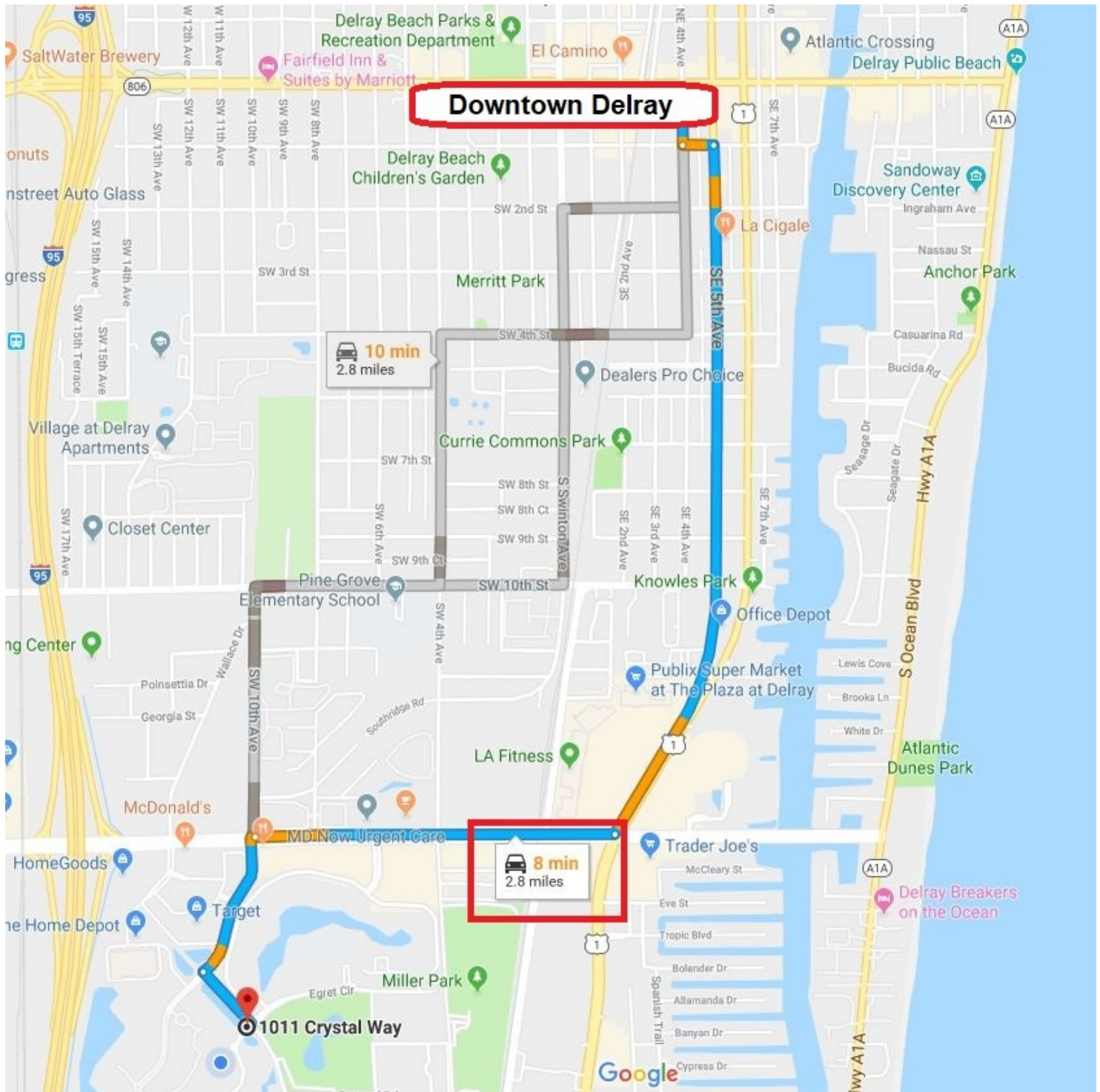
# Downtown Delray Beach - 8 Minute Drive from Condo





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# 8-Minute Drive to Downtown Delray



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Palm Beach County

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	1,443,810
Add Subheader 2:	enter text
Unemployment Rate	4.7%

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



# City of Delray Beach



Ocean Drive and Atlantic Avenue

## 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. 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	65,000
Add Subheader 2:	enter text
Median Income	\$51,500
Unemployment Rate	6%

### 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 Delray





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# iPic & Atlantic Crossings





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ADVISOR BIOS:

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# Realtor Bio & Contact Info

## BARRY FRETTE

President-Elect At Realtor Commercial Alliance & Real Estate



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## MEMBERSHIPS & AFFILIATIONS

President at Realtor Commercial Alliance  
RAPB (Real Estate Association of Palm  
Beach County)  
<https://sflcommercial.com/leadership>  
Member Greater Delray Chamber of  
Commerce  
Alumni of Leadership Delray

## EDUCATION

Bachelors of Science in Finance  
Florida State University - 89

## 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  
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