

**WILLIAM  
RAVEIS**  
SOUTH FLORIDA

Mixed-Use Property For Sale

Sale Brochure as of 02/03/2024

## **Downtown Delray Mixed-Use Building**

280 NE 6th Ave, Delray Beach, FL 33483



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## OFFERING SUMMARY

Sale Price:	\$975,000
Lot Size:	0.18 Acres
Year Built:	1950
Building Size:	1,780
Zoning:	CBD - Central Business District
Market:	Delray Beach
Submarket:	North Federal Corridor
Price / SF:	\$547.75

## PROPERTY HIGHLIGHTS

- Redevelopment opportunity for up to a 12,000 SF mixed-use building
- Amazing downtown Delray location less than 3 blocks from Atlantic Ave
- 1st Floor - Build 4 x Retail or Office Spaces totaling 2,976 SF
- 2nd Floor - Build 4 x Condos totaling 6,076 SF
- 3rd Floor - Build 1 x Penthouse totaling 2,758 SF
- 8 Parking Spaces with New Development
- Rating High on Walkability
- Beach 0.9 mile bike ride
- I-95 only 2 miles away



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### PROPERTY OVERVIEW

Owner of property ran his salon downstairs for 36 years and is retiring. He just lowered the price by \$100,000 and put a new roof on building. Shopping, beach & restaurants galore all within walking distance. This beautiful Spanish-Style building has luxury apartment upstairs and a retail/office space downstairs that is approved to be a takeout restaurant and has sufficient parking to become a sit-down restaurant with some thought. The adjoining lots to the south have long-term leases on them with the American Legion and have been used for overflow parking in the past. These long term leases are why they have not been developed.

This building was once owned by Louise VandenBergh Altson, the late and famous portrait artist who worked with George & Barbara Bush, Tommy Dorsey the famous Conductor and Composer, the DuPonts and the Woolworth family just to name a few. Google her art, she was amazing. Also, the Mosaic Stained Glass Window in this building was created by the late Conrad Pickel, another prolific artist of his time. They no longer make this type of stained glass, so it is rare and priceless! One of Conrad's commissions was the Resurrection of Mausoleum in Chicago, IL and is the world's largest stained-glass window according to the Guinness Book of World Records. His mosaic in this building is one of his originals.

The adjoining property next door is the 4th generation Varga Sculpture Studio now taken over by the late great Frank Varga's son Michael. This family migrated from Hungary and have made a mark on this world with their sculptures. They have sculpture classes next door to this building. Michael is a master 4th generation Sculptor. If you know an artist looking for a place to buy, this is the spot.

\$1 billion in new developments are going up and/or completed within a few blocks of this parcel. New iPic Theater as well as the new Aloft Hotel/Condo, Kolter/Marriott Hotel, & Atlantic Crossings Mixed Use (82 Luxury Condos & 261 Apartments) all on Federal Highway just south within walking distance. Delray is exploding and there is not much inventory for properties in the heart of downtown. This is a perfect spot to build your new art studio, business office, mixed-use or retail building. New roof being installed June 2021.

### LOCATION OVERVIEW

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