

**WILLIAM
RAVEIS**
SOUTH FLORIDA

Mixed-Use Property For Sale

Sale Brochure as of 01/16/2024

Downtown Delray Mixed-Use Building

280 NE 6th Ave, Delray Beach, FL 33483



Barry Frette
561.880.5587
barry.frette@raveis.com

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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

- Retail/Office Downstairs
- Beautiful Luxury upstairs apartment
- Upstairs only - Airbnb
- New roof being installed July 2021
- Shopping, eating, beach & downtown all within 5 minute walk
- Amazing downtown Delray N Federal Hwy location less than 3 blocks from Atlantic Ave
- Rating High on Walkability - New iPic, Atlantic Crossings Mixed-use, Marriott Courtyard Hotel & Aloft Hotel within blocks
- Beach 0.9 mile bike ride & Highway I-95 only 2 miles away

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PROPERTY OVERVIEW

Owner occupied downstairs retail space so rent collected on only 1 of the 2 units. Annual gross income from upstairs luxury apartment of \$46,000.

Looking for a professional that wants his office downstairs while subsidizing his mortgage from the Airbnb upstairs. That way you get a downtown property that you can afford.

Shopping, beach & restaurants galore all within walking distance... Do you know anyone looking for an incredible location to live, work and play all out of one building in Downtown Delray? This beautiful Spanish-Style building has a studio apartment upstairs and a retail/office space downstairs. Or, redevelop and build a 4-story building.

\$1 billion in new developments are going up 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.

LOCATION OVERVIEW

Prime location a few blocks from the bustling downtown area of the famous Eclectic Atlantic Avenue in the heart of Delray. Art galleries and restaurants throughout as well as condos, retail and office buildings all within walking distance.

ZONING

CBD - Central Business District

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Original Conrad Pickel priceless stained glass mosaic window on front of building



Living Room with Priceless Conrad Pickel Stained-Glass Mosaic

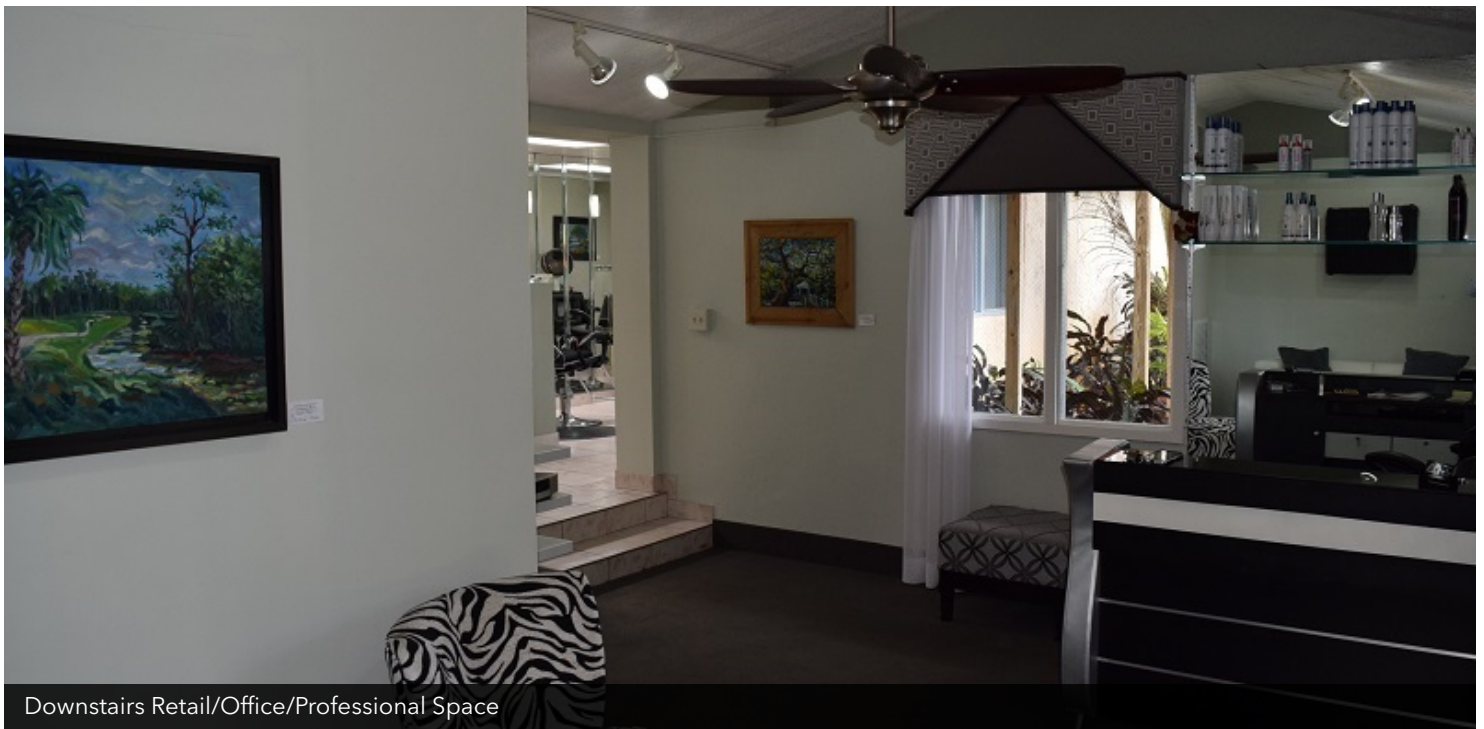
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Upstairs Apartment Kitchen



Downstairs Retail/Office/Professional Space

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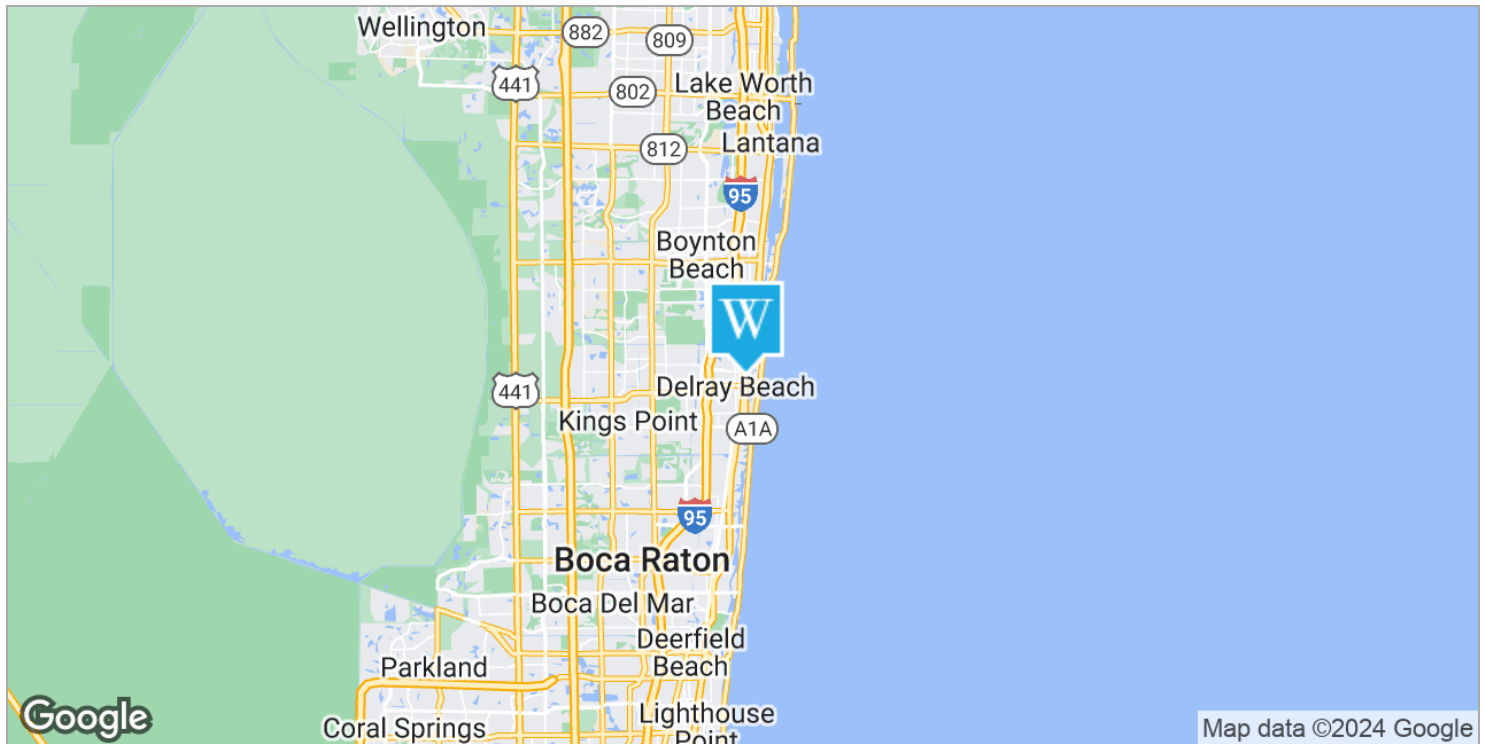
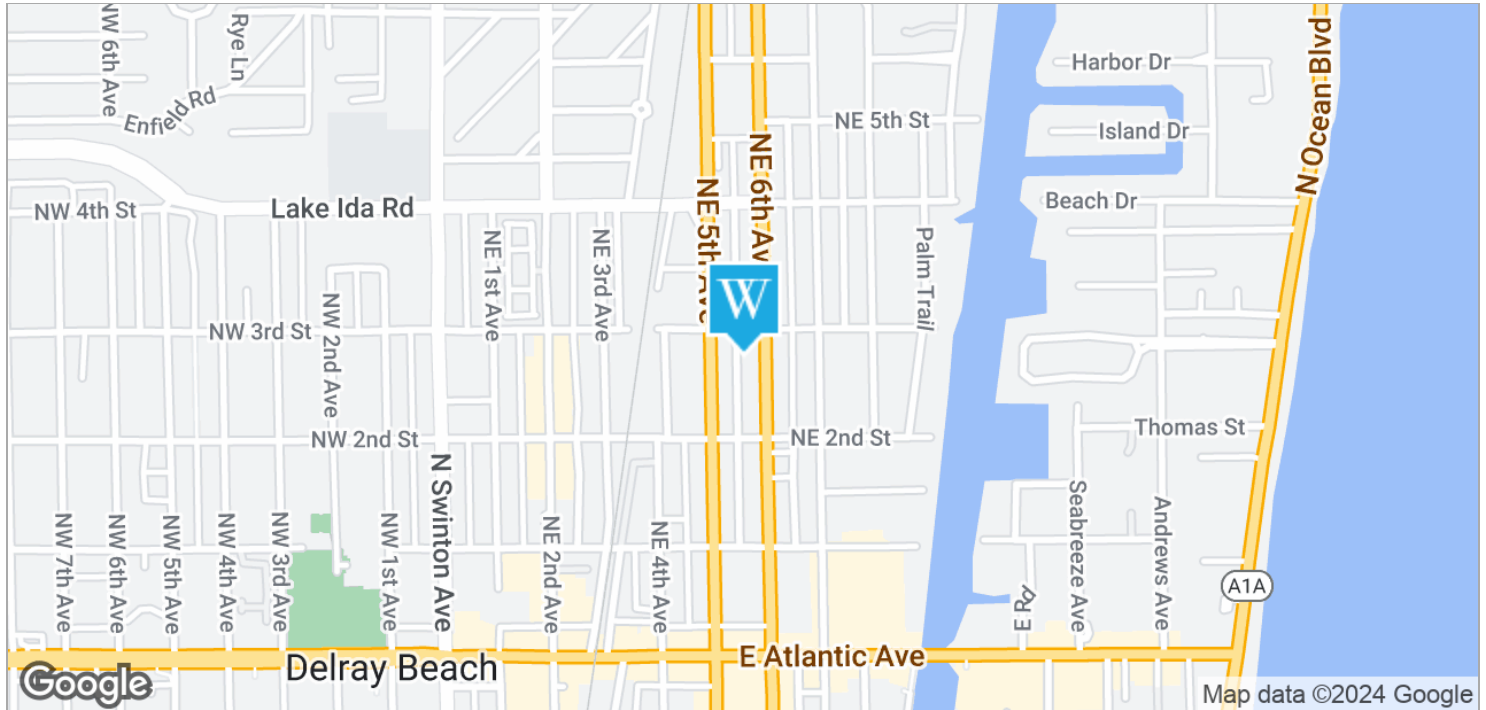
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BARRY FRETTE

President-Elect at Realtor Commercial Alliance & Real Estate Advisor

barry.frette@raveis.com

Direct: [561.880.5587](tel:561.880.5587) | Cell: [561.880.5587](tel:561.880.5587)

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