

FOR SALE

109 SE 5th Avenue

Delray Beach, FL 33483

■ 2-Story Office Building w/ Drive-Thru



PROPERTY OVERVIEW

This high-profile, two-story office building houses a 4,047 +/- SF former bank branch, with drive-thru lanes on the ground floor, plus +/- 7,097 SF of 2nd floor office space. The building is CBS with a sophisticated Mediterranean architecture and clocktower. It has 44 parking spaces and excellent visibility.

The Central Business District Zoning allows for general retail uses; business, professional and medical uses; multiple-family dwellings; nursing homes and assisted living facilities; hotels and motels; and live/work units. Conditional uses include drive-through facilities (serving banks, financial institutions and retail uses); funeral homes; and veterinary clinics. Drive-thru and drive-in restaurants are not permitted.

** Any Facility Sales to Other Institutions May Include A Purchaser's Premium Of At Least 20%.

LOCATION OVERVIEW

Located on the southeast corner of SE 5th Ave and SE 1st St, a signalized intersection, on a prominent corner location within Downtown Delray Beach. Excellent access due to entry points from SE 1st St, SE 5th Ave and SE 6th Ave.

SALE PRICE

\$4,250,000

■ Carol Bush, CCIM

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SALE PRICE \$4,250,000

Building Information

Building Size	11,144 SF
Year Built	2002
Building Class	B
Number Of Floors	2
Assessed Value (2020)	\$5,189,087.00
Annual Tax (2020)	\$112,204.41
Legal Description	Fidelity Federal Bank East Delray LT 1

Location Information

Building Name	2-Story Office Building w/ Drive-Thru
Street Address	109 SE 5th Avenue
City, State, Zip	Delray Beach, FL 33483
County/Township	Palm Beach

Zoning / Land Use Details

Zoning	CBD (Central Business District) - City of Delray Beach
Permitted Use	See Below

Parking & Transportation

Parking Ratio	4.0
Number Of Spaces	44

Property Details

Property Type	Office
Property Subtype	Office Building
Lot Size	0.889 Acres / 38,712 SF
APN#	12-43-46-16-F1-000-0010
Lot Frontage	+/- 173 FT on SE 5th Ave. +/- 223 FT on 1st St.
Traffic Count	13,118 AADT
Traffic Count Street	SE 5th Avenue (US Hwy 1)
Deed Restriction	At Closing, Seller will impose a 5-year restriction against use as a financial institution, as well as any medical marijuana related businesses
Personal Property	Any existing furniture and fixtures

[CLICK HERE FOR PERMITTED USES](#)

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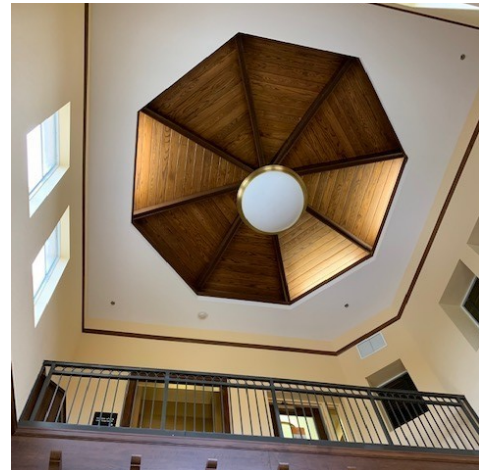
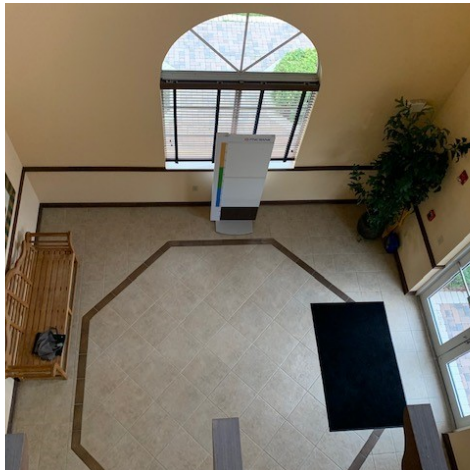
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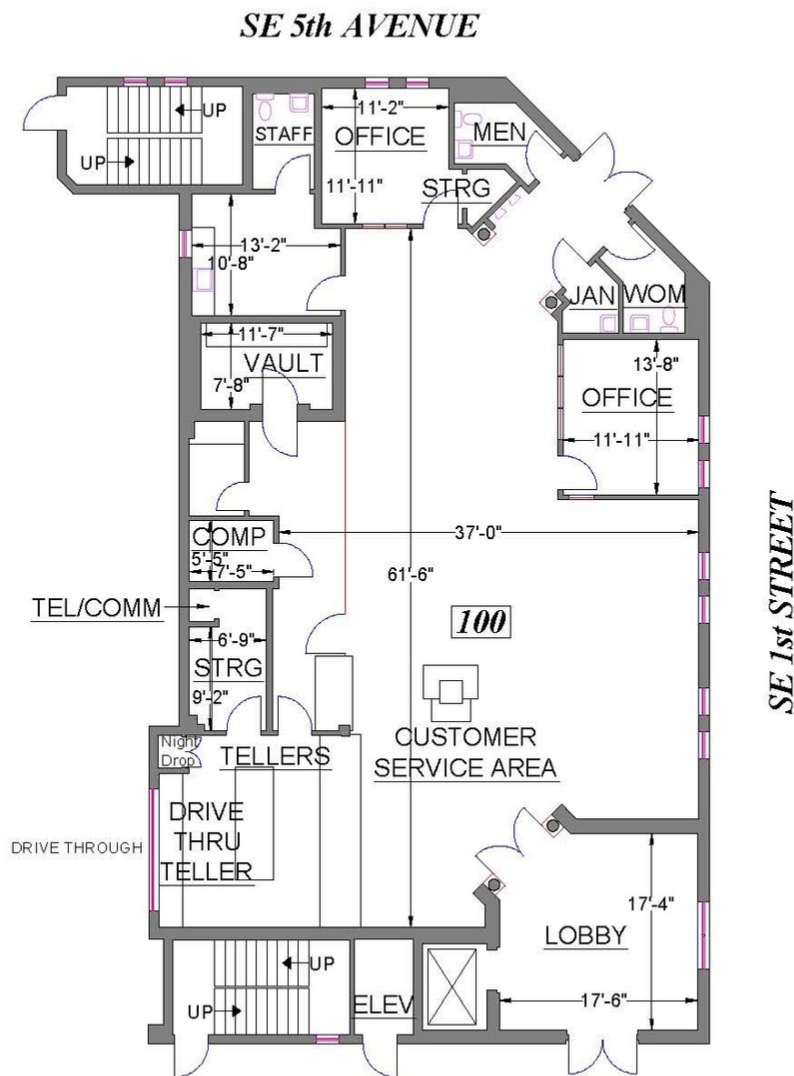
2-Story Office Building w/ Drive-Thru

DOWNTOWN DELRAY BEACH
109 SE 5th AVENUE
DELRAY BEACH, FL

FLOOR PLAN

FIRST FLOOR

(As Measured: March, 2007)



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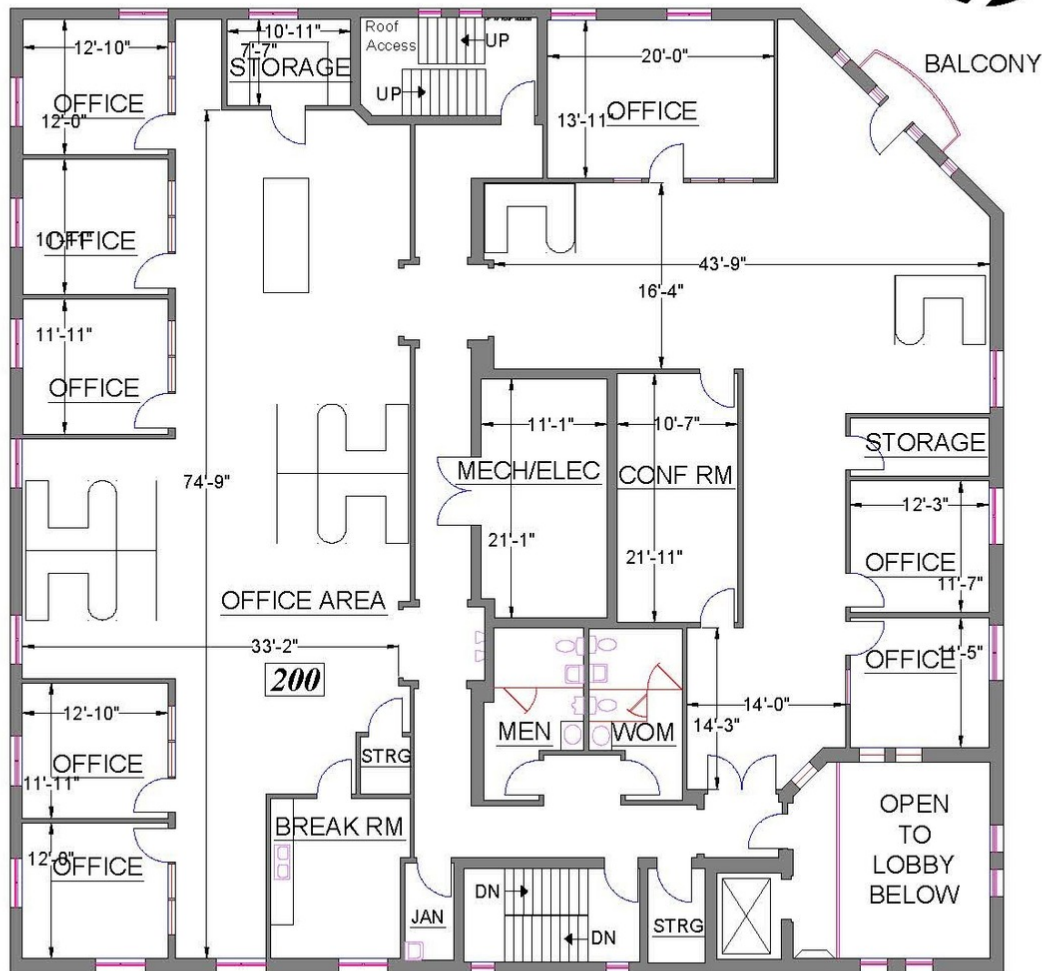
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DOWNTOWN DELRAY BEACH
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FLOOR PLAN

SECOND FLOOR

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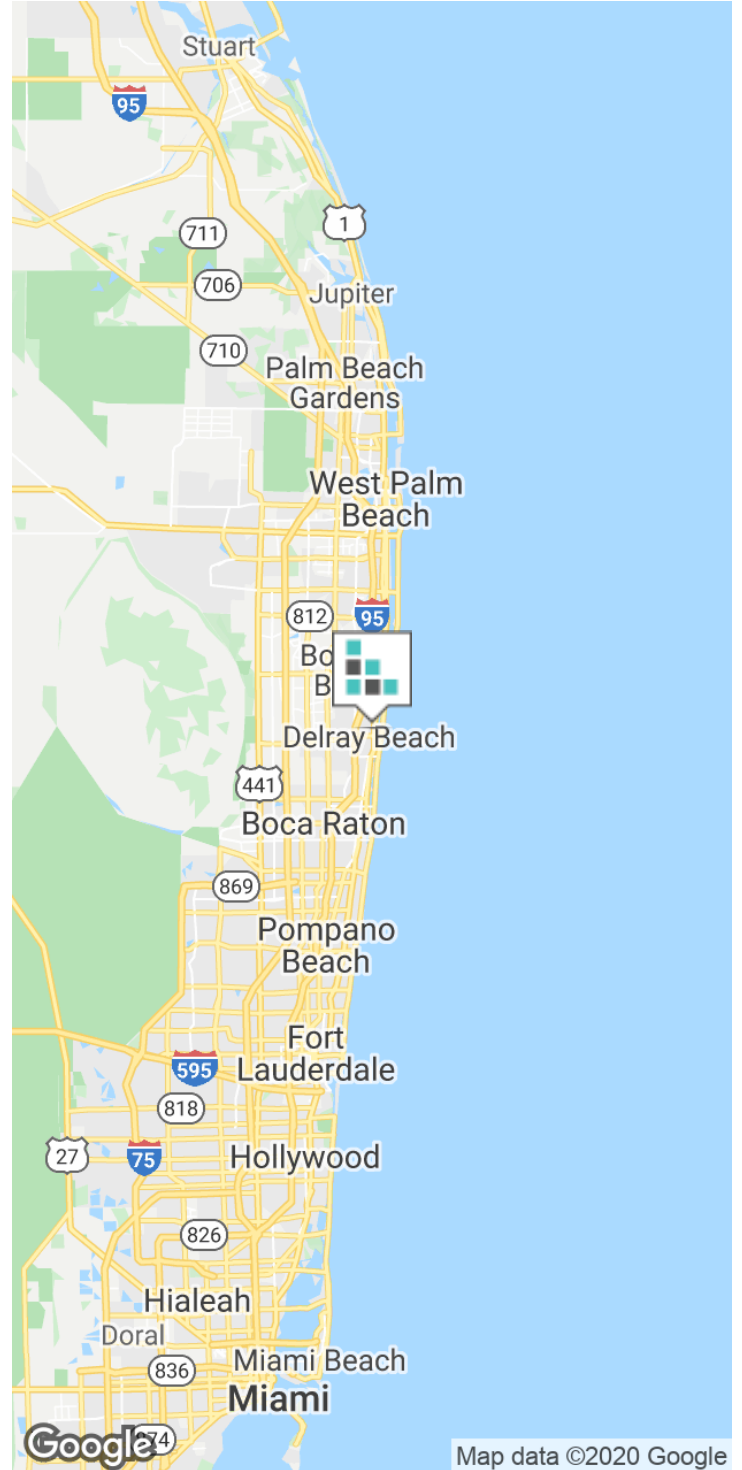
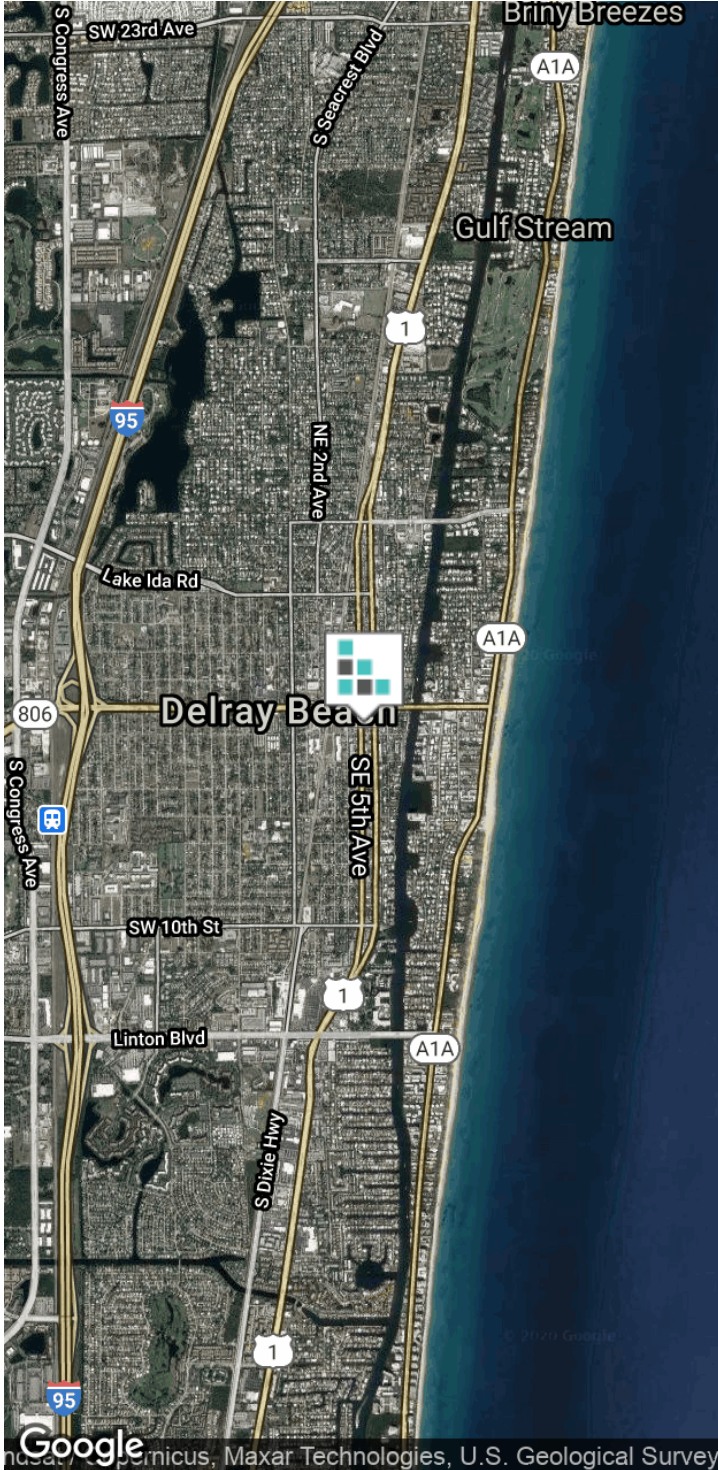
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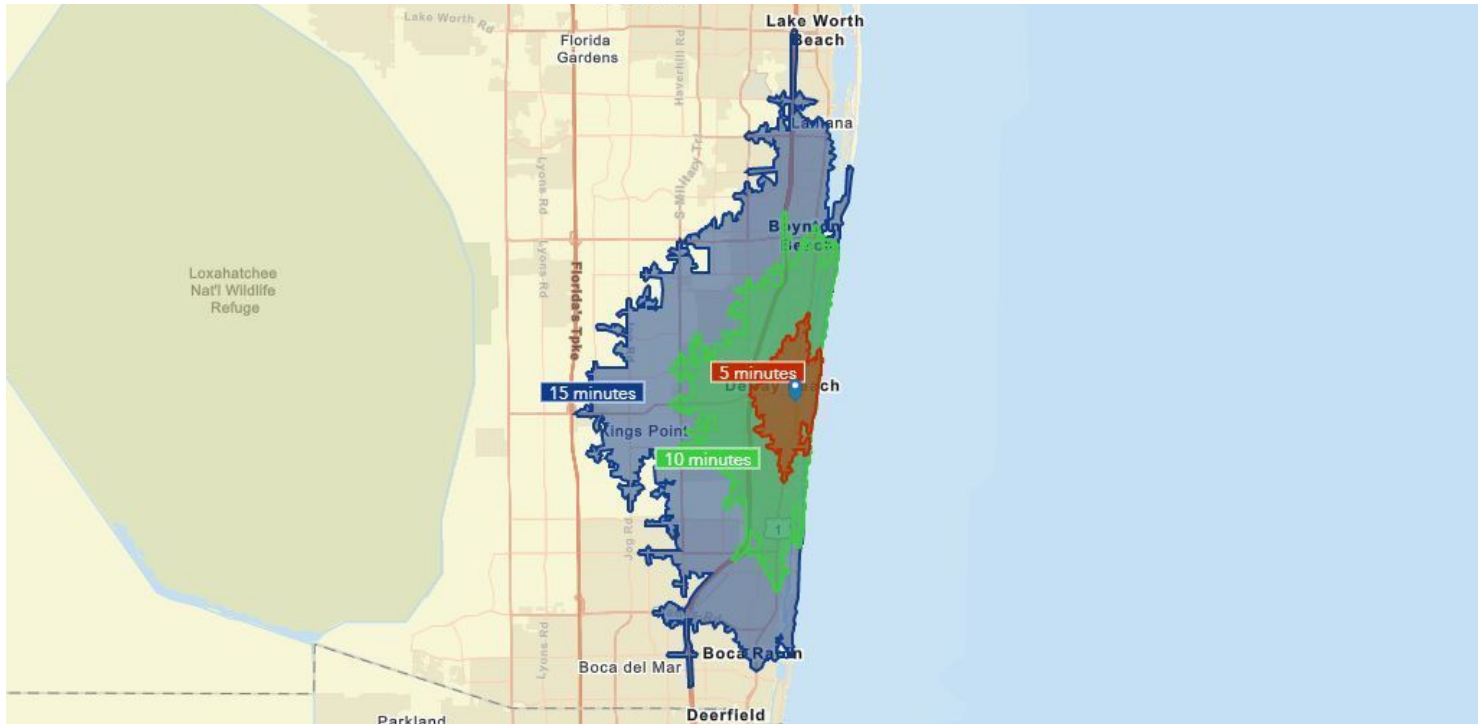
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POPULATION	5 MINS	10 MINS	15 MINS
Total Population	23,468	101,229	208,082
Median Age	43.7	49.8	54.6
Median Age (Male)	42.2	47.4	51.6
Median Age (Female)	45.2	51.9	57.0
HOUSEHOLDS & INCOME			
Total households	9,789	46,174	116,423
# of persons per HH	2.35	2.16	2.08
Average HH Income	\$110,847	98,023	89,780
Average House Value	\$635,110	\$449,665	\$378,133

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Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

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