

# \$1,100,000 - 524 W Atlantic Av, Delray Beach

MLS® #RX-10338648

**\$1,100,000**

Bedroom, Bathroom, 1,280 sqft  
Commercial on 0 Acres

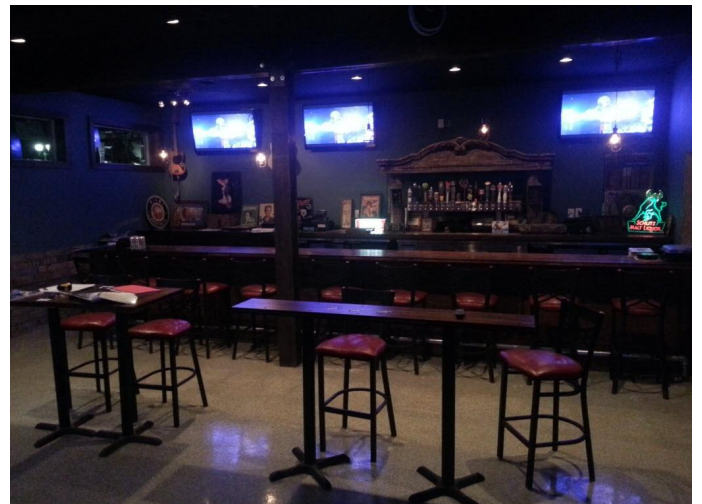
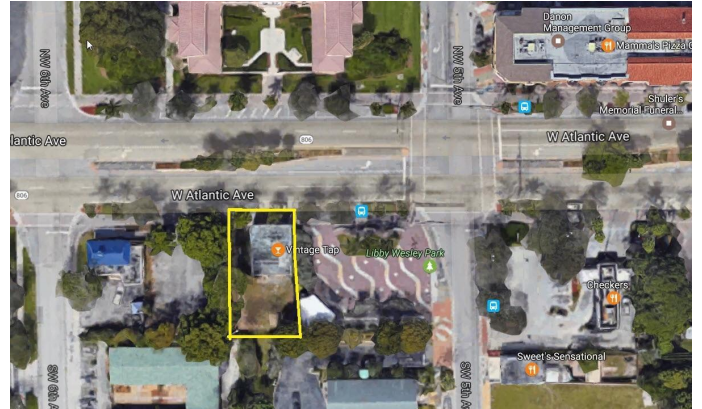
DELRAY TOWN OF, Delray Beach, FL

This property is being sold vacant and the rents illustrated are conservative net leased rents of \$55 per square foot triple net. The rents are only being calculated on the under air space, but the property does offer a fenced in backyard as well. The current use of a free-standing bar is very coveted in Delray Beach as it provides a 750 foot radius restriction from another bar entering the market. Bars get some of the highest rents in the market based on the high margins on alcohol and the ability to operate on a lower overhead with reduced costs on overhead and costs associated with food. This asset is located on Atlantic Avenue East of I-95 and just west of Swinton Avenue. This corridor will be seeing a lot of big investment and transformation in the next few years with a new grocery store going in on the next block west of this property and much more new development planned for this specific corridor called The Set. Features include: Stand Alone Bar Zoning- 750 foot radius use restriction, Frontage on Atlantic Avenue, Adjacent to City Ampitheatre, High Barrier to Entry Use in this Market, New Grocery Store Being Developed Directly to the West and Bite-size Commercial Deal in a Hot Area.

Built in 1956

## Essential Information

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Price	\$1,100,000
Taxes	4105.57
Square Footage	1,280
Acres	0.10
Year Built	1956
Type	Commercial
Sub-Type	Retail
Style	Free Standing
Status	Pending

### **Community Information**

Address	524 W Atlantic Av
Area	4470
Subdivision	DELRAY TOWN OF
City	Delray Beach
County	Palm Beach
State	FL
Zip Code	33444

### **Amenities**

Utilities	3-Phase Electric, Public Sewer, Public Water
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### **Interior**

Appliances	Building and Land
Heating	Central
Cooling	Central
# of Stories	1

### **Exterior**

Lot Description	Retail
Roof	Other
Construction	CBS

### **Additional Information**

Date Listed	May 31st, 2017
Days on Market	2528
Zoning	CBD(ci

### **Listing Details**

Listing Office

Atlantic One Realty Group LLC



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