

# **\$23,450,000 - 230 George Bush Blvd, Delray Beach**

MLS® #RX-10817444

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## **\$23,450,000**

Bedroom, Bathroom, 9,000 sqft  
Commercial on 0 Acres

DEL IDA PARK, Delray Beach, FL

The Most unique turnkey ultra- Luxury Custom 3 floor loft home with your commercial office on the first floor. This home Includes unique zoning for mixed use of residential and commercial office. Put your home above your business, make it all house, or make it all office. It's possible here! And still be steps to ocean, restaurants, and shops. Over 9000 usable sq feet\* including 3 covered balconies, garage w/ AC, roof top kitchen, 8 bathrooms, and finished Class A office space (easily converted to more residence). What other ultra-luxury home includes 19 parking spots w/ a private custom 2 car garage w/ AC for collectors. Spanning almost 1/2 acre, on the most visible point lot on beautified George Bush Blvd, property serves as gateway to Delray Beach. Interior Design by Emmy BlakeFeatures

1. Current use: Most unique turnkey ultra-Luxury Custom 3 floor loft home with custom rooftop kitchen fully operative custom commercial office and private air-conditioned garage on best street in Delray Beach-steps to Beach, steps to shops and restaurants
2. Own the best most unique property- home with most visible point lot, north end's gateway to downtown Delray with most unique just finished custom home
3. Overall over 9000 sq ft of living and covered space -residence or commercial office or both
4. Crown jewel location and visibility serves as gateway to historic Delray Beach
5. Most prominent HOME in downtown Delray



Beach. Currently using bottom floor as a professional home office.

6. Point lot visible from multiple streets and with 17 parking spots plus private custom 2 car garage fully airconditioned

7. Custom residence- 4BR including Loft with 4 Full Bathrooms and 3 floors

8. State of the art glass round elevator- Wonkavator

9. Natural gas Fireplace

10. Custom Downsview Kitchen and Wine Room/pantry and Galley Tap Sink.

11. Custom control Lutron electric shades on Savant Pro

12. Custom AV throughout house Savant Pro with 100 inch TV Living Room, multiple 65 and 70 inch QLED, Sealoc 65 inch rooftop waterproof outdoor TV

13. Custom in ceiling hidden Amina speakers

14. Upgraded level 5 dry wall

15. Custom oak wood floors and exposed brick walls

16. Oversized custom showers and bathrooms

17. High ceilings 16 ft and 12 ft

18. 8 ft high privacy rear lot line fence in back yard

19. Rooftop kitchen alighted garden w/ 8 person spa

20. 3 oversized balconies

21. Custom climate controlled AC private 2 car garage.

22. Oversized natural gas Generator

23. All Impact Glass

24. Second floor concrete, walls all CBS block

25. Custom Natural gas Fireplace

26. Custom Showers with upgraded- shluter

27. Commercial front and side signage already in place

28. George Bush Blvd- desirable street just widened and beautified with sidewalks both sides and bike lane

29. Location : less than 5 min walk to new Tiger Woods Golf course, French Bakery and 15 min walk to Beach, 10 min to The Ray

Hotel and restaurants, 15 min walk to Atlantic Ave.

30. All the benefits of Atlantic Avenue proximity with none of the noise or congestions.

Built in 1959

### Essential Information

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| MLS® #         | RX-10817444                                                                                          |
| Price          | \$23,450,000                                                                                         |
| Taxes          | 17978.30                                                                                             |
| Square Footage | 9,000                                                                                                |
| Acres          | 0.46                                                                                                 |
| Year Built     | 1959                                                                                                 |
| Type           | Commercial                                                                                           |
| Sub-Type       | Professional, Office, Mixed                                                                          |
| Style          | Free Standing, Income, Medical, Office/Professional, Office Space, Other, Resident. Single Fam, Spec |
| Status         | Active                                                                                               |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 230 George Bush Blvd |
| Area        | 4360                 |
| Subdivision | DEL IDA PARK         |
| City        | Delray Beach         |
| County      | Palm Beach           |
| State       | FL                   |
| Zip Code    | 33444                |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Utilities | 3-Phase Electric, Cable, Municipal Water |
|-----------|------------------------------------------|

### Interior

|              |                                 |
|--------------|---------------------------------|
| Appliances   | Building and Land               |
| Heating      | Central, Electric, Window/Wall  |
| Cooling      | Wall-Win A/C, Electric, Central |
| # of Stories | 2                               |

### Exterior

|                 |                                           |
|-----------------|-------------------------------------------|
| Lot Description | New                                       |
| Roof            | Comp Shingle, Wood Joist, Wood Truss/Raft |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2022 |
| Days on Market | 668             |
| Zoning         | RO(cit          |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Castles By The Beach, Inc. |
|----------------|----------------------------|



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