

FOR SALE

PRICE REDUCED!

RARE OFFERING OF DOWNTOWN DELRAY BEACH INVESTMENT OPPORTUNITY

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ATLANTIC

Commercial Group, Inc.<sup>®</sup>  
Licensed Real Estate Brokers

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THE PROPERTY

630-638 East Atlantic Ave.,  
Delray Beach, FL 33483

\$7,100,000

9,819 SF

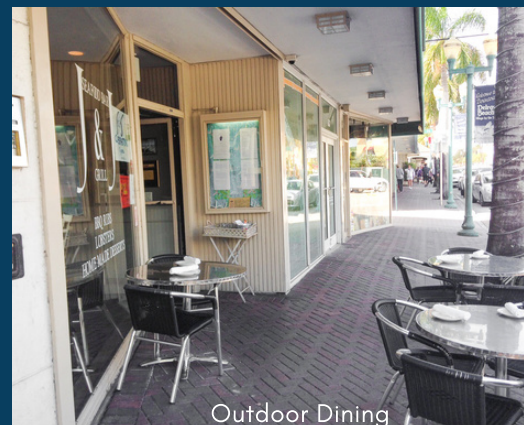
Two Stories

SITE HIGHLIGHTS

- Significant upside potential
- Mixed-Use property
- Below market rents at present
- One of the hottest markets in the USA
- This property is in the CBD area, the buyer has an opportunity to increase the height and density of this property



Ground Floor Office



Outdoor Dining

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630-638 East Atlantic Ave.,  
Delray Beach, FL 33483



Ground Floor Office



Ground Floor Retail



Ground Floor Office



Second Floor Conference Room

## AERIAL MAP

South side of East Atlantic Avenue between SE 6th Avenue (aka Northbound Federal Highway) and SE 7th Avenue. Directly across the street from the brand new development Atlantic Crossing that will contain approximately 80,000 SF of office space, 75,000 SF of retail and restaurant space and approximately 240 apartments.



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