

# 234 NE 4th Avenue

Delray Beach, FL 33483

CBD – Central Business District | 3,050 SF | 0.30 Acres

Offered at \$3,800,000

*A Premier Mixed-Use Investment Opportunity in the Heart of Delray Beach's CBD*

ASKING PRICE	TOTAL SF	LOT SIZE	ZONING
\$3,800,000	3,050 SF	0.30 Acres	CBD
LAST SALE	ASSESSED VALUE	ANNUAL TAXES	YEAR BUILT
\$3,100,000 (2023)	\$2,313,315	\$46,276	1972

## AERIAL VIEW



*Aerial view of 234 NE 4th Avenue (indicated by arrow) — surrounded by Delray Beach's thriving CBD, steps from Atlantic Avenue with the ocean visible in the background.*

## EXTERIOR



*Front elevation: solid brick construction with three oversized roll-up bay doors, second-floor live/work suite windows, and generous on-site parking apron.*

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## **SECOND-FLOOR LIVE/WORK SUITE — INTERIOR**

The newly renovated 1,525 SF upper-level suite features an open-plan layout with wood-look tile flooring, recessed lighting, pendant fixtures, and abundant natural light — ideal for executive housing, staff accommodation, or a premium owner-occupier retreat.



*Gourmet kitchen with quartz waterfall island, stainless appliances & custom cabinetry*

*Open-plan kitchen & living area with pendant lighting and hardwood-look flooring*



*Expansive open living area — 1,525 SF of move-in ready, light-filled space*

## PROPERTY OVERVIEW

Located at 234 NE 4th Avenue in Delray Beach's Central Business District, this exceptional mixed-use property presents a rare convergence of immediate operational utility, income potential, and significant long-term redevelopment upside. Positioned just steps from Atlantic Avenue — one of South Florida's premier dining, retail, and entertainment destinations — the property sits on a 0.30-acre assemblage spanning Lots 7, 8, and 9 of the Benjamins L.R. Subdivision and benefits from broad CBD zoning that

supports a wide range of permitted uses.

The building comprises 3,050 total square feet divided equally between a 1,525 SF professional-grade warehouse and a newly renovated 1,525 SF second-floor live/work apartment suite. Three oversized, air-conditioned bays, a two-car hydraulic lift, and two additional surface parking lots complete an infrastructure package that is virtually impossible to replicate at this proximity to Delray's commercial core.

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## INVESTMENT HIGHLIGHTS

- CBD – Central Business District zoning
- 3,050 SF total: 1,525 SF warehouse + 1,525 SF live/work suite
- Three oversized, air-conditioned operational bays
- Two-car hydraulic lift — fully operational, included in sale
- Two additional surface parking lots
- Newly renovated second-floor live/work apartment
- Quartz island kitchen, stainless appliances, wood-look tile
- 0.30-acre assemblage (Lots 7, 8 & 9)
- Steps from Atlantic Avenue and Delray's premier corridor
- 2025 assessed value: \$2,313,315 | Annual taxes: ~\$46,276

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## WHO THIS PROPERTY SERVES

### The Investor / Developer

CBD-zoned land in Delray Beach's urban core rarely comes to market. This 0.30-acre three-lot assemblage offers compelling redevelopment potential in one of Palm Beach County's highest-demand corridors.

### The Multi-Location Restaurant Operator

The 1,525 SF climate-controlled warehouse is purpose-suited for centralized food storage, bulk dry goods, and supply distribution. The renovated second-floor suite provides quality on-site staff or management housing — a competitive advantage in South Florida's tight labor market.

### The Owner-Operator / Business Owner

Three AC'd bays, a two-car lift, and substantial storage make this a turn-key professional facility. The live/work suite allows on-site presence while the long-term asset appreciates.

### The Lifestyle / Enthusiast Buyer

A fully outfitted 'Man Cave' with two-car hydraulic lift and a beautifully renovated upper-level retreat — a rare luxury in one of Florida's most desirable communities.

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## PROPERTY DETAILS

Address	234 NE 4th Avenue, Delray Beach, FL 33483
PCN	12-43-46-16-47-000-0070
Legal Description	Benjamins L.R. Sub, Lots 7 Through 9
Zoning	CBD – Central Business District
Property Use Code	1200 – Store / Office / Residential
Total Building SF	3,050 SF
Warehouse SF	1,525 SF
Apartment / Live-Work SF	1,525 SF
Lot Size	0.30 Acres
Year Built	1972
2025 Improvement Value	\$744,893
2025 Land Value	\$1,568,422
2025 Total Market Value	\$2,313,315
2025 Annual Taxes	\$46,276
Last Sale Date	August 3, 2023
Last Sale Price	\$3,100,000
Asking Price	\$3,800,000

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**LISTING BROKER**



**William Jesse Schloesser**

Licensed Florida Real Estate Broker & Realtor  
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