

For Sale

FLEX SPACE OPPORTUNITY

 705 Bond Way, Delray Beach, FL 33483 

[Home](#)[About](#)[Details](#)[Highlights](#)[Location](#)

FLEX SPACE OPPORTUNITY

This commercial suite is positioned in one of South Florida's most desirable submarkets in East Delray Beach and located less than a block away from Federal Hwy. (US-1), minutes from Downtown Delray Beach and the Atlantic Ocean. This property presents a rare opportunity to acquire a renovated flex space which offers accessibility and versatility for a variety of commercial users including showroom, office-professional-medical-business, retail, service and facility, and speciality business operations.

The approximately 2,970 square foot facility sits on a 0.18 acre parcel and has undergone extensive renovations, including an updated electrical system, HVAC, and security, providing a turnkey environment for owner-users and investors alike.

PROPERTY DETAILS

Sale Type	Owner-User/Investment
Property Type	Flex Space-Office/Retail/ Service & Facility
Square Footage	2,970
Building Class	B
Year Built/Renovated	1975/2015
Price	\$2,249,000.00
Tenancy	Single
Building Height	1 Story
Lot Size	0.18 AC 7,645 Sq. Ft.
Zoning	GC/GENERAL COMMERCIAL



KEY HIGHLIGHTS

[Home](#)[About](#)[Details](#)[Highlights](#)[Location](#)

- 2,970 SF Flex Commercial Space
- Prime East Delray Beach Location
Minutes from Downtown Delray Beach and Atlantic Avenue's Dining, Shops, and Entertainment District
- Easy Access to Federal Hwy. (US-1), I-95, Delray Beach, Tri-Rail Station, Palm Beach International Airport and Surrounding Business Districts
- General Commercial (GC) Zoning Allowing Multiple Commercial Uses
- Combination of Office, Retail, Service & Facility
- Renovated & Turnkey Opportunity: New Electrical, HVAC, Security System and Fencing
- Ceiling Heights of Approximately 10'-7"

**THREE
GRADE-LEVEL
OVERHEAD
GARAGE
DOORS**



**PRIVATE
FENCED
OUTDOOR
AREA**



**13 ON-SITE
PARKING
SPACES**

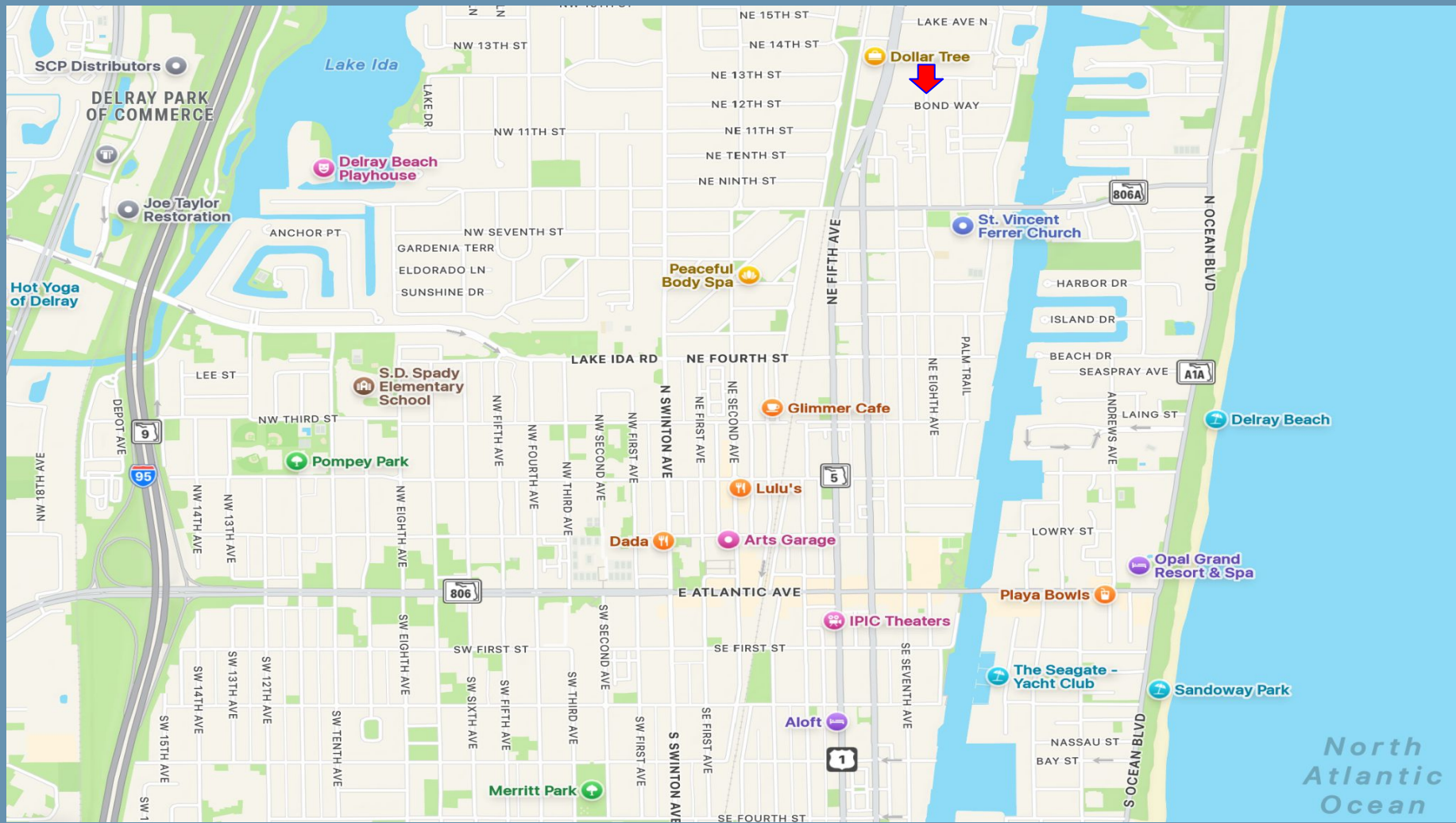


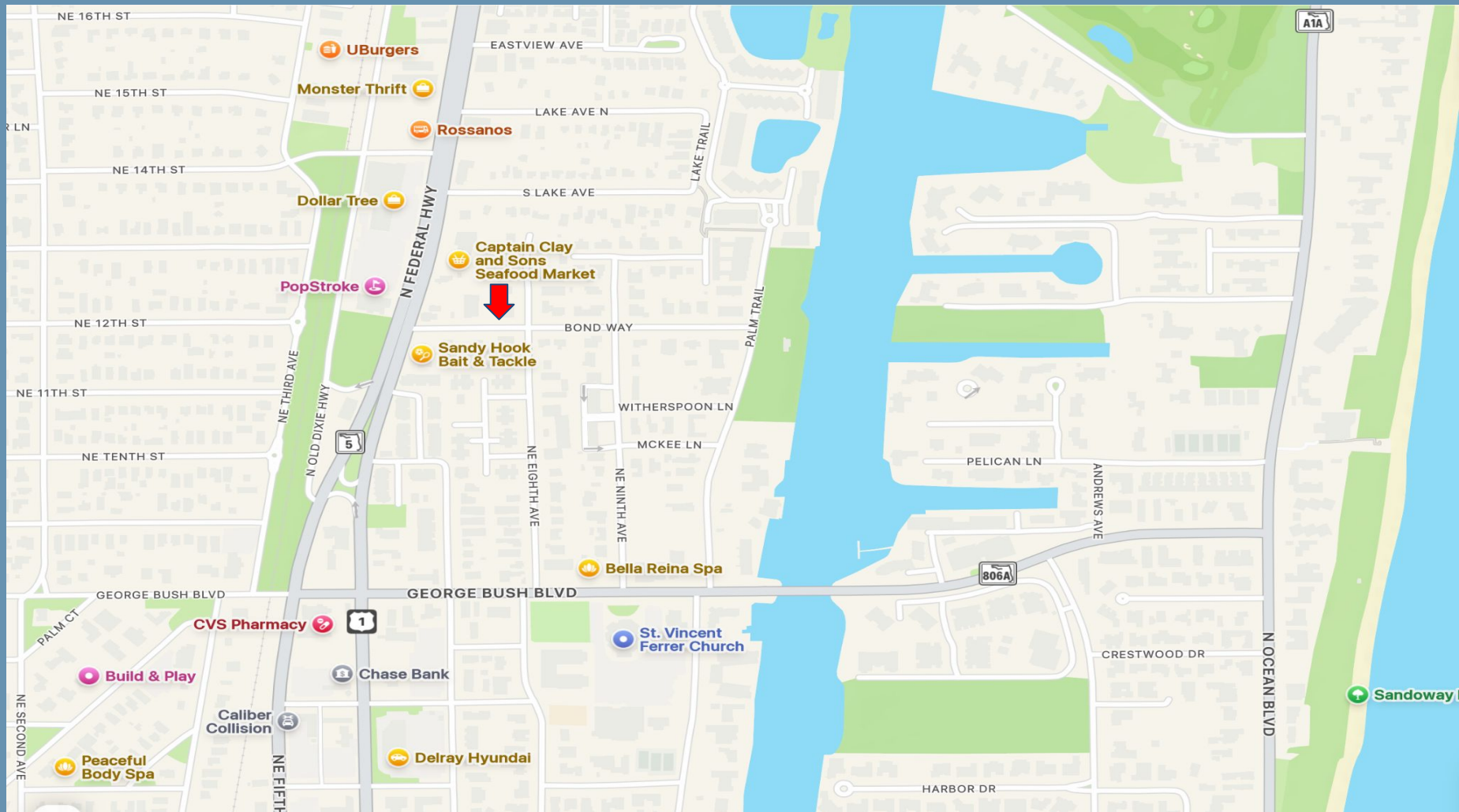
[Home](#)[About](#)[Details](#)[Highlights](#)[Location](#)

About the Area

Delray Beach has evolved into one of South Florida's premier live-work-entertainment destinations. This area continues to experience strong economic growth driven by affluent demographics, significant residential investment, and increasing demand for continued commercial redevelopment near the downtown core, creating a highly attractive environment for businesses seeking a Palm Beach County location. The immediate market serves a population of approximately 70,000 residents within three miles, with household incomes well above national averages.

Opportunities to acquire standalone flex industrial assets in East Delray are increasingly limited. The property's combination of coastal location, flexible zoning, modern upgrades, ample parking, and proximity to Delray Beach's vibrant downtown makes 705 Bond Way a unique offering for both owner-users and investors seeking long-term growth in one of South Florida's most dynamic commercial markets.





GALLERY





LIMITED COMPARABLE INVENTORY

UNIQUE FLEX SUITE



EAST DELRAY SUBMARKET



GC ZONING FLEXIBILITY









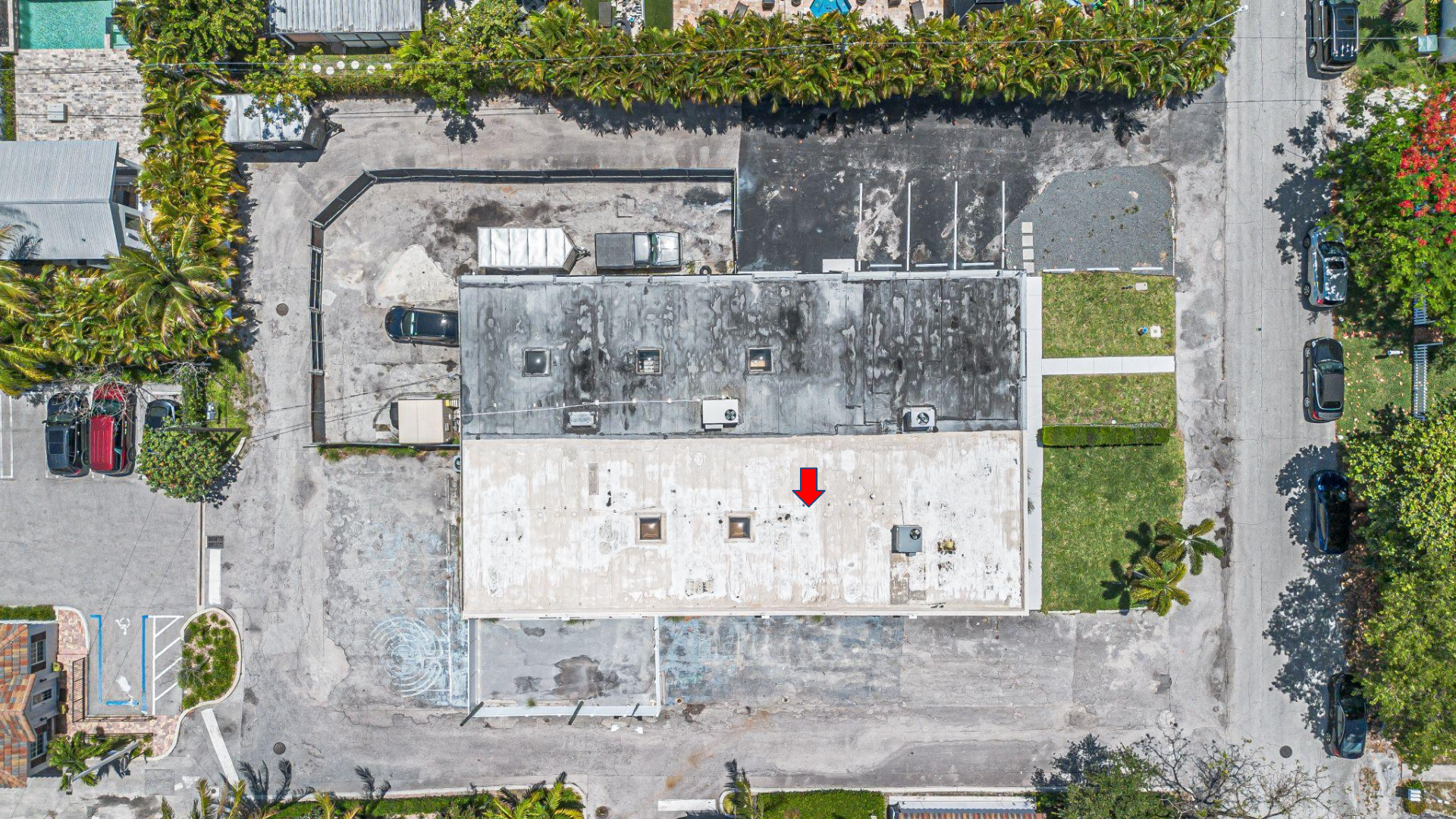














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