



# 800 TROPIC BLVD

Delray Beach, FL 33483

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SECTION 1

# PROPERTY INFORMATION

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# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- - Fully renovated and turnkey fourplex - can be delivered fully furnished
- - Units B & C: Spacious 2-bedroom, 1-bath residences, approx. 1,000 sq. ft. each
- - Units A & D: Modern 2-bedroom, 1-bath residences, approx. 625 sq. ft. each
- - Brand-new kitchens with quartz counters, stainless steel appliances, and designer lighting
- - Elegant bathrooms with floor-to-ceiling tile, glass shower enclosures, and modern vanities
- - Luxury vinyl plank floors throughout - stylish, durable, and low maintenance
- - All units currently vacant, perfect for high-end short-term or long-term leasing strategy
- - Available for lease from \$3,500 - \$4,500 per month

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## OFFERING SUMMARY

Sale Price:	\$2,500,000
Number of Units:	5
Lot Size:	10,360 SF
Building Size:	3,199 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	409	1,415	6,221
Total Population	756	2,583	12,778
Average HH Income	\$140,842	\$142,940	\$119,443

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# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Ultra-Luxury Fourplex in the Heart of Tropic Isles, Delray BeachExperience coastal luxury reimagined at 800 Tropic Blvd, an ultra-luxury fourplex nestled in Delray Beach's coveted Tropic Isles neighborhood. Every unit in this stunning property has been meticulously remodeled, blending timeless sophistication with modern elegance. Each residence features brand-new designer kitchens, luxury vinyl plank flooring, and spa-inspired bathrooms with contemporary finishes. The property offers versatile living options--ideal as a luxury Airbnb or VRBO investment, a seasonal or annual furnished rental portfolio, or a primary residence with strong income potential.

## LOCATION DESCRIPTION

Discover the vibrant surroundings of Delray Beach, FL, a thriving coastal community known for its cultural attractions, pristine beaches, and bustling downtown area. Investors in office or office building properties will appreciate the proximity to top dining spots and retail destinations along Atlantic Avenue, as well as the easy access to outdoor recreational activities at stunning parks such as Anchor Park and Atlantic Dunes Park. The area also boasts a lively arts scene, with galleries and art festivals contributing to the city's dynamic atmosphere. With its ideal blend of business and leisure opportunities, the location provides an enticing backdrop for commercial real estate investment.

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# ADDITIONAL PHOTOS



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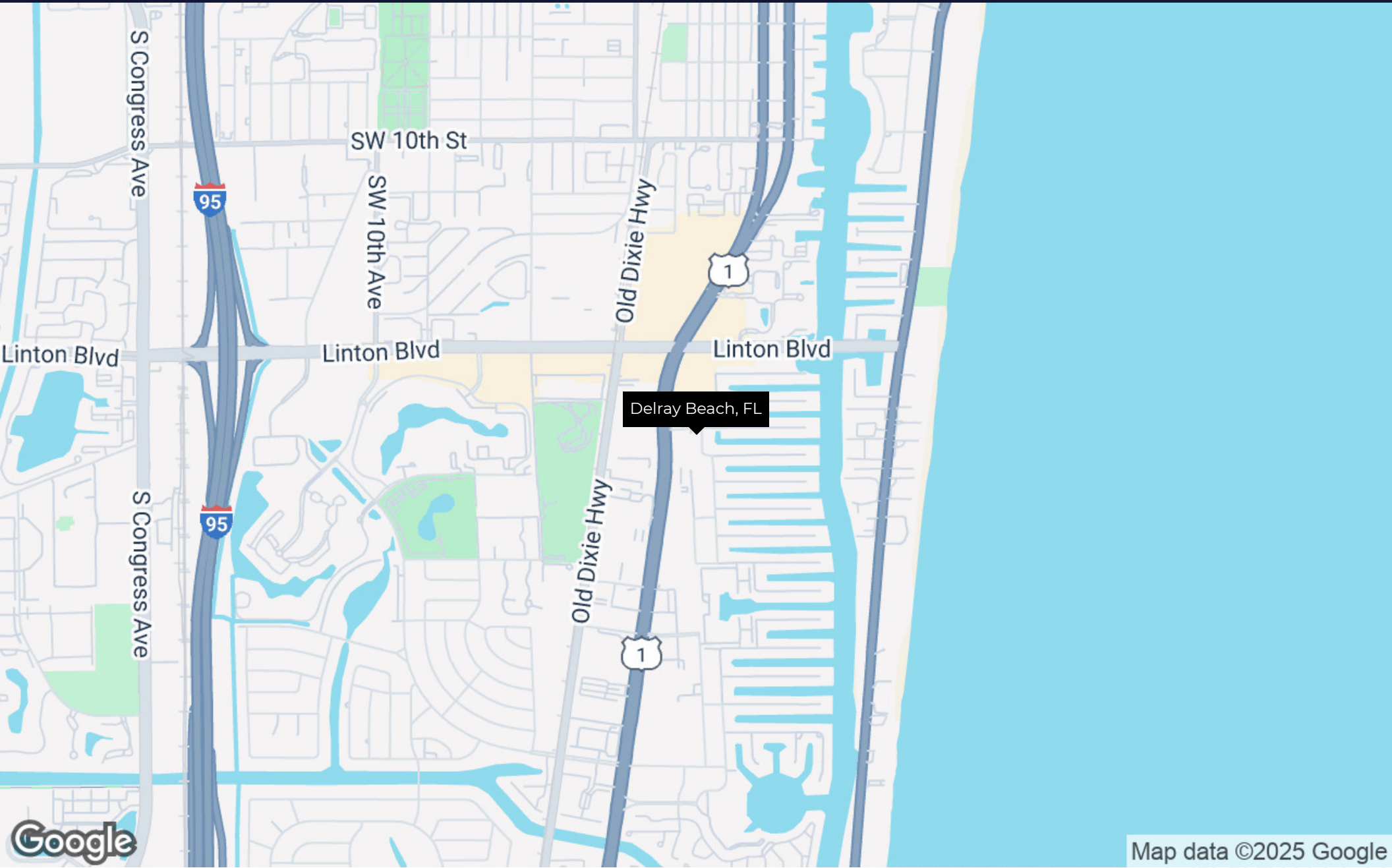
SECTION 2

# LOCATION INFORMATION

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# REGIONAL MAP



Map data ©2025 Google

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SECTION 3

# FINANCIAL ANALYSIS

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# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

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Price	\$2,500,000
Price per SF	\$781
Price per Unit	\$500,000

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## OPERATING DATA

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## FINANCING DATA

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# INCOME & EXPENSES

## INCOME SUMMARY

**GROSS INCOME** **\$0**

## EXPENSES SUMMARY

**OPERATING EXPENSES** **\$0**

**NET OPERATING INCOME** **\$0**

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SECTION 4

# SALE COMPARABLES

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# SALE COMPS



It turns out, you don't have any Comps Selected!

(click '  **Edit Sale Comps!** in the Page Edit Bar)

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# SALE COMPS MAP & SUMMARY



It turns out, you don't have any Comps Selected!

(click '  **Edit Sale Comps!** in the Page Edit Bar)

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SECTION 5

# DEMOGRAPHICS

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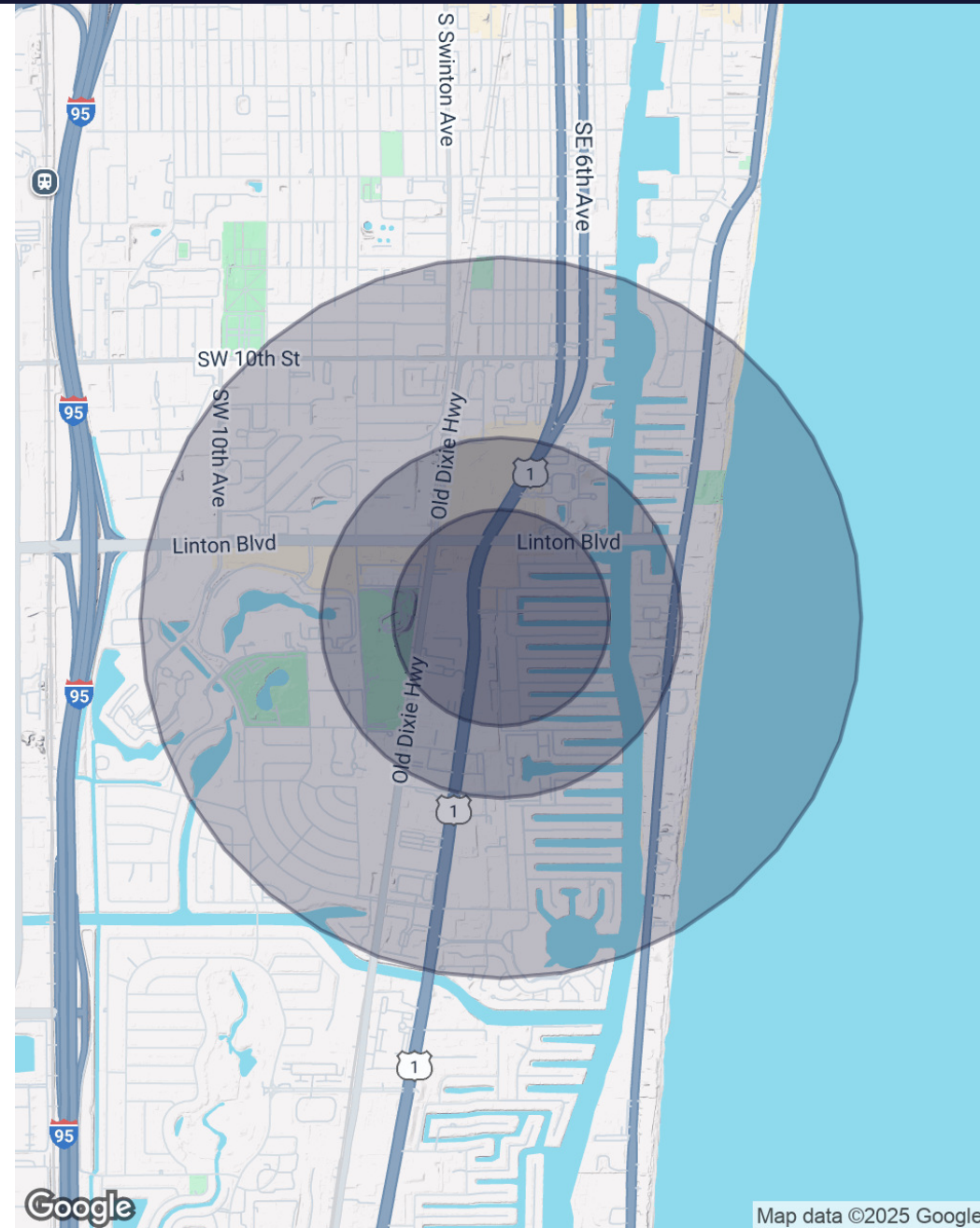
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	756	2,583	12,778
Average Age	57	56	50
Average Age (Male)	56	56	49
Average Age (Female)	57	57	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	409	1,415	6,221
# of Persons per HH	1.8	1.8	2.1
Average HH Income	\$140,842	\$142,940	\$119,443
Average House Value	\$840,201	\$885,972	\$679,764

Demographics data derived from AlphaMap



Map data ©2025 Google

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SECTION 6

# ADVISOR BIO

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# ADVISOR BIO



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## PROFESSIONAL BACKGROUND

Sophia is owner and principal Grace Commercial Real Estate (Grace CRE), and proud to be the first faith-based, investment-focused brokerage firm in the nation. Her mission is simple: to bring integrity, excellence, and Grace to commercial real estate.

What sets Sophia apart?

In a crowded marketplace filled with large corporate names and traditional brokerages, Sophia leads with client-first values. Unlike many national firms that prioritize internal commissions and double-ended deals, Sophia is committed to full-market exposure and ethical representation. She believes every client deserves maximum value—not just another closed deal.

Investor-Minded Representation: With over 1,000 transactions and personal ownership in over 30 investments, she understands what matters most—ROI negotiate from an investor's perspective, always aiming to maximize your returns. Achieving over 1 billion dollars for her clients.

Two Strategic Markets—One Trusted Brokerage:

With offices in Southeast Florida and the West Coast of Arizona, our reach spans two of the fastest-growing real estate markets in the country. Whether you're considering a sale or a 1031 exchange, our multi-market advantage provides diverse reinvestment opportunities and flexible timing strategies tailored to your financial goals.

Sophia is honored to have you "Invest with Grace invest in confidence"

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