

FOR SALE

±21,894 SF

ONE-STORY COMMERCIAL BUILDING FOR SALE

REICHEL

SINCE 1987



14565 SIMS ROAD DELRAY BEACH, FLORIDA

Property Highlights:

- **Flexible Space Options**
±21,894 SF one-story commercial building.
Single user or Seller will lease back ±2,500 SF.
- **Zoning**
IPF (Institutional & Public Facilities)
Office building suited for medical use
- **Prime Location**
Situated just north of West Atlantic Avenue, between Jog Road and South Military Trail, minutes from the newly renovated Delray Medical Center.
- **Abundant Parking**
223 parking spaces, including cross-parking to the north.
- **Recent Upgrades**
New roof installed in 2025.

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Reichel Realty & Investments, Inc.
8845 N. Military Trail
Suite 100
Palm Beach Gardens, FL 33410
(561) 478-4440 main
www.reichelrealty.com

For more information, please contact:

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Driven by Integrity. Defined by Results.

PROPERTY INFORMATION

ONE-STORY COMMERCIAL BUILDING FOR SALE
14565 SIMS ROAD, DELRAY BEACH, FL

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Property:	14565 Sims Road Delray Beach, Florida 33484
Description:	One-Story, ±21,894 SF Commercial Building
Zoning:	IPF - Institutional and Public Facilities. Future Land Use (FLU) designation supports institutional uses that include, but are not limited to, places of worship, assembly, nonprofit operations, residential programs, and educational or vocational facilities as well as medical office.
Location:	Just North of West Atlantic Avenue between Jog Road and South Military Trail. Minutes from the newly renovated Delray Medical Center.
Year Built:	1987/Renovated in 1993/New Roof installed 2025
2024 Real Estate Taxes:	\$53,485.00
Space Available:	±21,894 SF Suite 101 = 3,224 SF Suite 102 = 3,523 SF Suite 103 = 3,301 SF Suite 104 = 1,850 SF Suite 105 = 3,142 SF Suite 106 = 6,854 SF
Parking:	223 parking spaces including the cross-parking section to the North
Sale Price:	\$4,900,000.00

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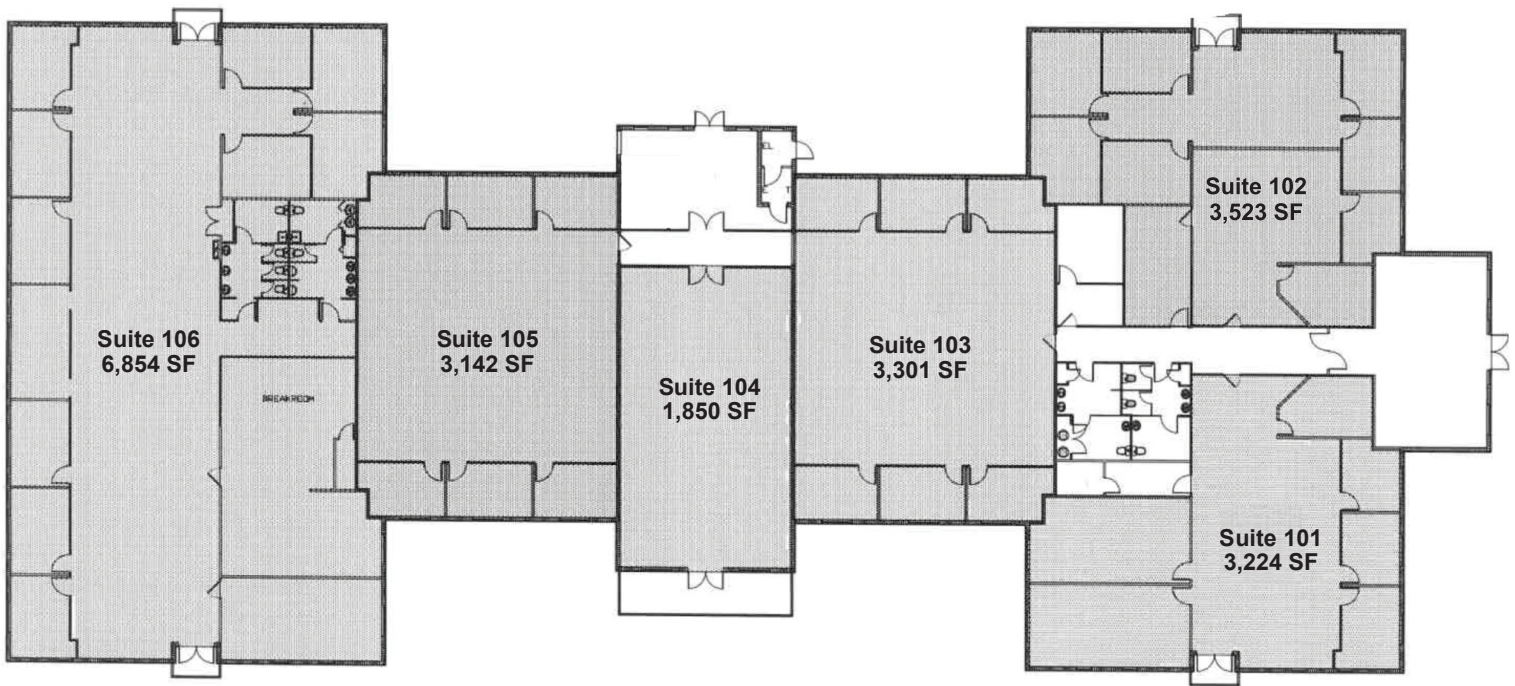
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FLOOR PLAN

ONE-STORY COMMERCIAL BUILDING FOR SALE
14565 SIMS ROAD, DELRAY BEACH, FL

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±21,894 SF



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SITE PLAN

ONE-STORY COMMERCIAL BUILDING FOR SALE
14565 SIMS ROAD, DELRAY BEACH, FL

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±21,894 SF

Site Data

Control # 86-26
 Tax Urban/Suburban
 Overlay N/A
 Application # 2006-01905
 Project Name Colonial Inn
 Resolution # 2009-0718, 0719
 Existing Use CLF
 Proposed Use Medical Office
 Future Land Use INST
 Zoning District IPF
 Project # 00512-000
 Section 14 Township 46 Range 42
 Prop Crawl# 00-42-46-14-13-000-0200

Concurrency Approval*
 Medical Office 21,892 s.f.
 *Concurrency is approved for the above uses and amounts shown on this plan.

TAZ 465
 BCC Appy April 23, 2009
 Variance Appy April 2, 2009
 Total Ac. 1.70 Ac.
 Total Gross Ac. 1.70 Ac.
 Total Floor Area 21,892 SF
 Medical Office 21,892 SF
 FAR 295
 Building Coverage 1,639 SF
 of patio enclosures and covered entry for weather protection
 Building Height 2 Story 30' Max
 Parking Required 109 SP
 Motor Cycles (1 per 200 sf @ 21,892 sf) 223 SP
 Provided (see linear parking details) 5
 HC Parking Required 5
 Provided 5
 or adjacent site (see shared parking details) 1
 Loading (12' x 16.5') 1
 Impervious Area 54.1%
 Pervious Area 45.9%

Development Team

Developer Colonial Inn at Heritage Park LLLP
 5861 Heritage Park Way
 Delray Beach, FL 33484
 Surveyor: ALS
 4152 Blue Heron Blvd. Site 121
 Riviera Beach, FL 33404
 561-848-2102
 Civil & Traffic Simmons and White
 Engineer 5601 Corporate Way Site 200
 West Palm Beach, FL 33407
 561-478-7848
 Planner: Urban Design Kitay Studios
 477 S. Rosemary Ave. Site 225
 West Palm Beach, FL 33407
 561-366-1100

Property Development Regulations

ZONING DISTRICT OR POB	MINIMUM LOT DIMENSIONS	DENSITY	FAR	BLDG MIN. PERVIOUS AREA	SETBACK/SEPARATION		
SIZE	WIDTH	DEPTH	FRONTAGE	FRONT	SIDE	STREET	REAR
IPF	140'	200'	100'	N/A	45'	25'	25'
Proposed	140'	530'	140'	N/A	390.52%	45.9%	219.8'

THIS CRITERIA SUBJECT OF VARIANCE #2
 Approved 04.02.09

Shared Parking Table

ITEM	ULC/SECT.	REQUIRED	PROVIDED	VARIANCE
1	Table 7.7.3.A. Buffer	10' Wide	10' Wide	None
2	Table 8.0.1.A. Property Development Regulations	30% Minimum Building Coverage	32%	To increase the maximum allowed Building Coverage to 32%

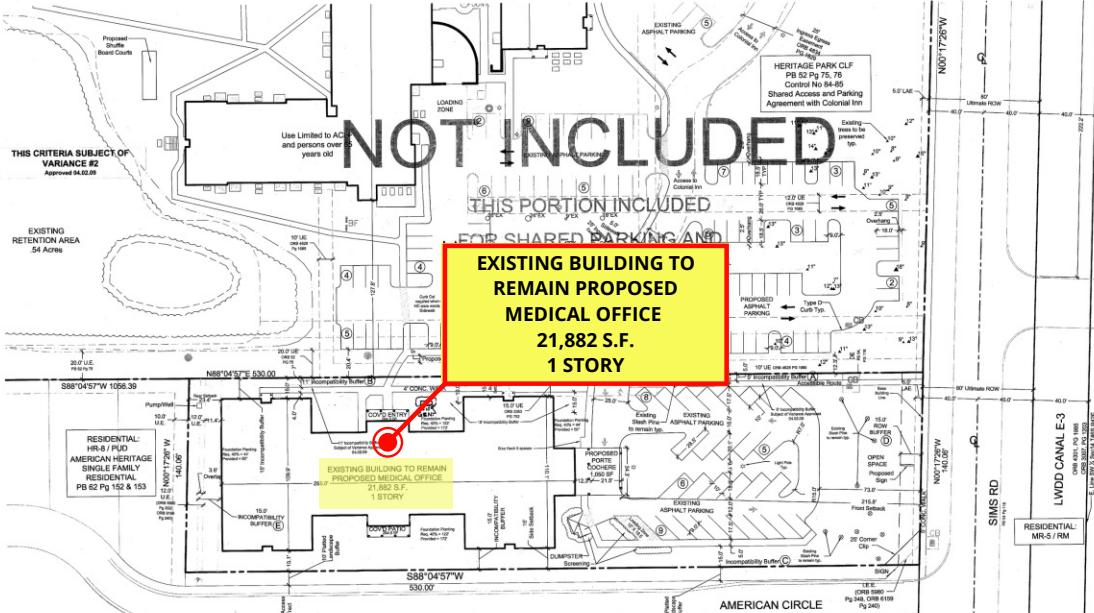
Shared Parking Provided on Heritage Park Site "134"
 Colonial Inn (1 per 200 sf - 16 sp for intermodal*)
 Heritage Park (1 per unit - 16 sp for intermodal*)
 Shared Parking Required (10% Reduction)
 Heritage Park (1 per unit - 16 sp for intermodal*)
 223*

ZONING VARIANCE APPROVAL #3

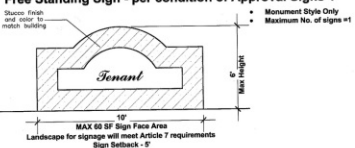
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 Urban Planning & Design
 Landscape Architecture
 Communication Graphics
 The Labs at City Place
 477 S. Rosemary Ave., Suite 225
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 F 561-366-1111
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Master Sign Plan



Control #	86-26
Project #	00512-000
PCN	20-43-46-14-11-000-0200
TAZ	465
ZONING COMMISSION	Date 04.02.09
B.C.C.	04.02.09
PARK D.R.G.	04.02.09
EXHIBIT #	1

RECREATION TRACT
 LAKE
 RESIDENTIAL: MR-S PUD
 American Heritage
 Single Family Residential
 PB 62 Pg 152 & 153
 ZONING REVIEW
 DATE 1-22-10
 To check for consistency between
 County rules and zoning code
 327-3010-071

PROJECT NO. 00512-000
 CONTRACT NO. 986-026
 DATE 04/02/09
 EXHIBIT NO. 1
 FINAL PLAN APPROVED AT 3/19/09 DRO
 NORTH
 0 15' 30' 60'
 Scale: 1" = 30'-0"
SP-1
 of 2

Site Plan
 Palm Beach County, FL
Colonial Inn

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