

Office Building For Sale

# REO Office Condominium

160 Congress Park Drive, Suite 111, Delray Beach, FL 33445

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# Property Summary

REO Office Condominium • Office Building For Sale



## PROPERTY DESCRIPTION

Exceptional opportunity to acquire an REO office condominium in the heart of Delray Beach. This well-located asset offers immediate functionality for an owner-user or attractive upside potential for an investor. This condominium offers an excellent blend of location, accessibility, and value. Whether repositioned as an income-producing investment or utilized for your own business operations, this property provides a rare chance to own in one of South Florida's fastest-growing markets.

## PROPERTY HIGHLIGHTS

- Prime Location: Conveniently situated near major thoroughfares, just minutes from I-95, Downtown Delray, and Atlantic Avenue's dining and retail corridor.
- Professional Space: Ideal for Professional, legal, financial, or general office use with flexible floor plan and efficient layout.
- Turnkey Potential: Ample natural light, dedicated restrooms, and on-site parking for employees and visitors.
- Value Opportunity: REO status presents buyers with a chance to secure below-market pricing in a high-demand corridor.

## OFFERING SUMMARY

|   |           |
|---|-----------|
| Sale Price:                                       | \$165,000 |
| Building Size:                                    | 500 SF    |
| Association Monthly Fee:                          | \$530.86  |
| Bank Owned Property REO                           |           |
| Buyer must sign the addendum along with the offer |           |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 207       | 730       | 5,185    |
| Total Population  | 414       | 1,728     | 12,708   |
| Average HH Income | \$81,490  | \$77,050  | \$77,574 |



# Demographics Map & Report

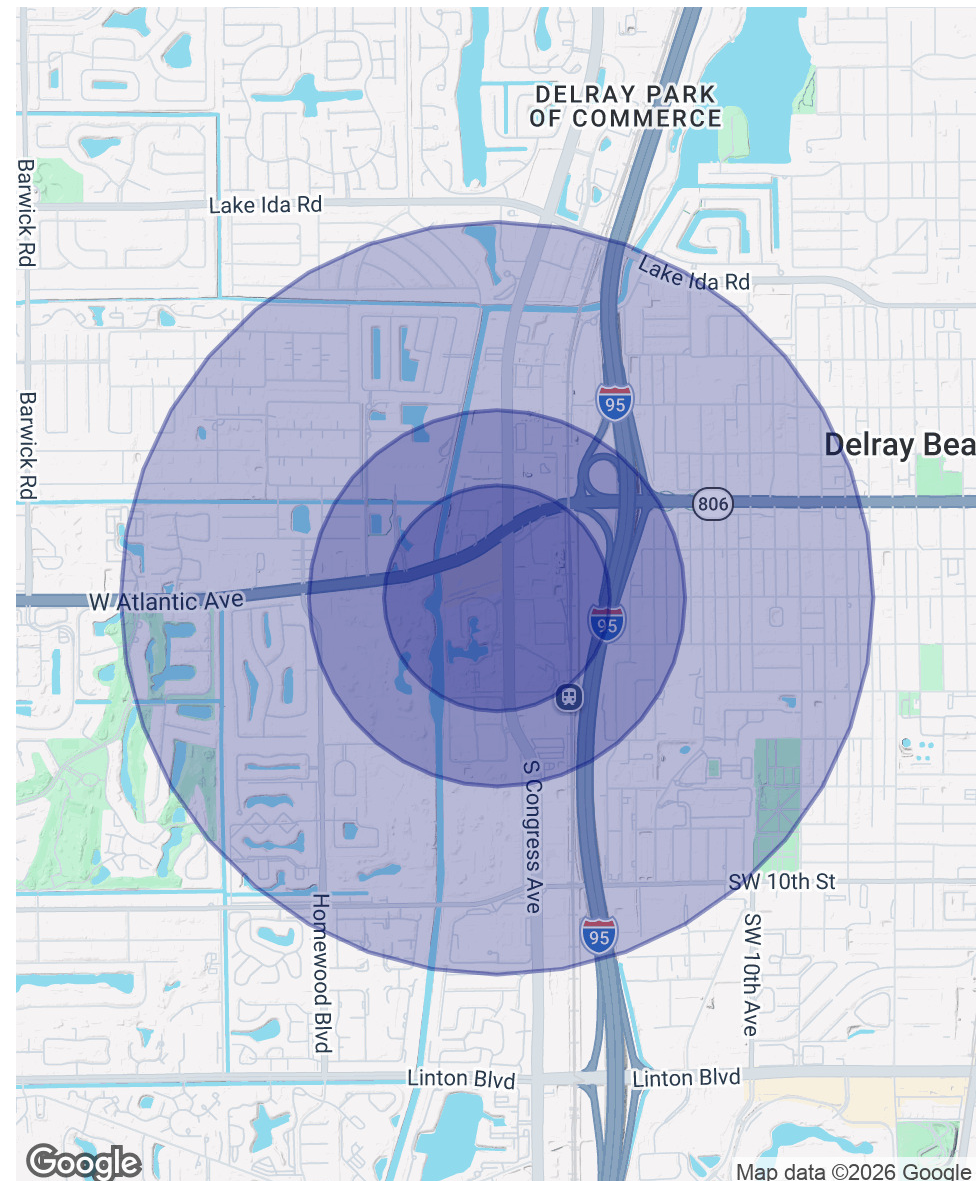
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| <b>POPULATION</b>    | <b>0.3 MILES</b> | <b>0.5 MILES</b> | <b>1 MILE</b> |
|----------------------|------------------|------------------|---------------|
| Total Population     | 414              | 1,728            | 12,708        |
| Average Age          | 46               | 45               | 44            |
| Average Age (Male)   | 45               | 44               | 43            |
| Average Age (Female) | 48               | 46               | 46            |

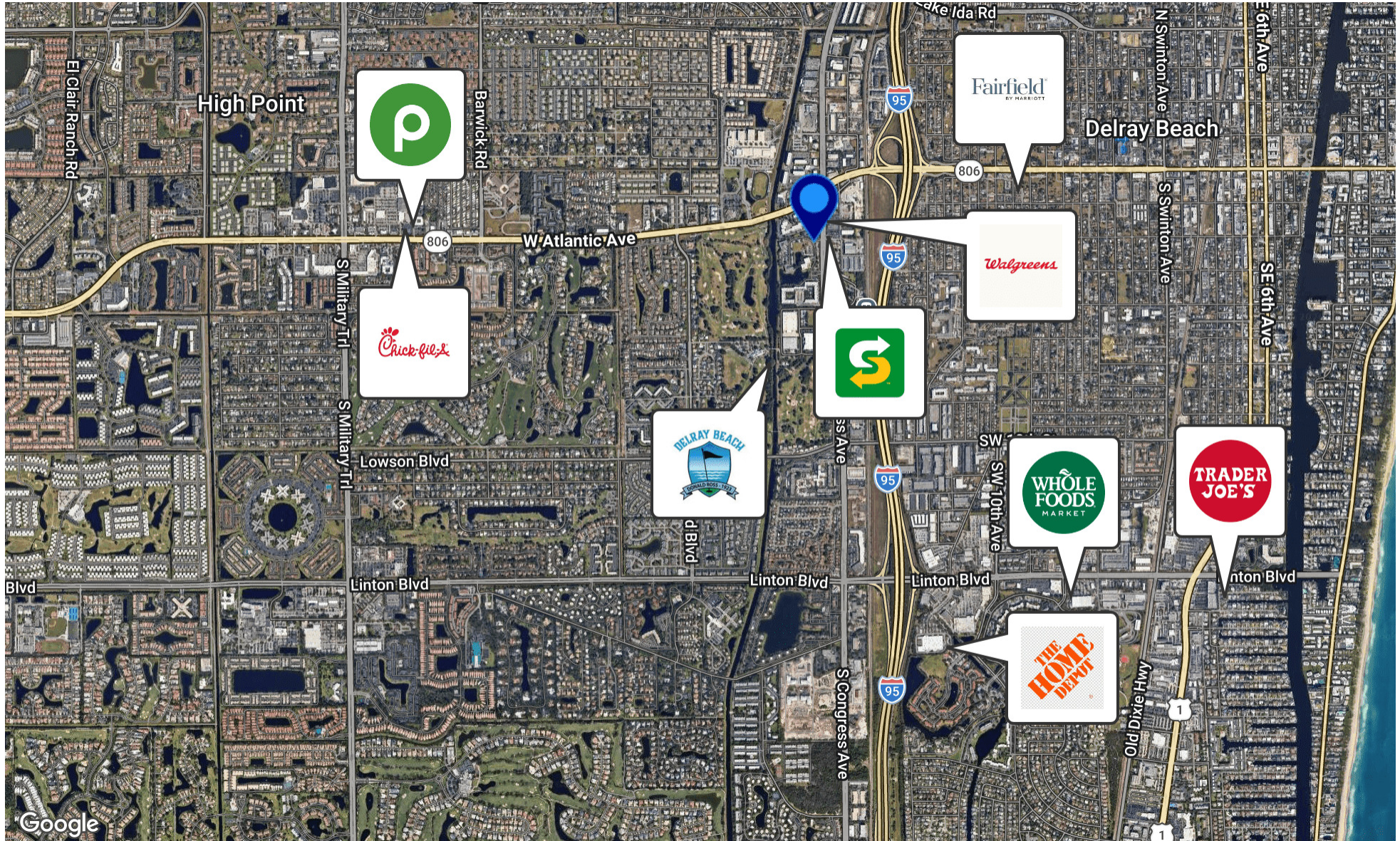
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>0.3 MILES</b> | <b>0.5 MILES</b> | <b>1 MILE</b> |
|--------------------------------|------------------|------------------|---------------|
| Total Households               | 207              | 730              | 5,185         |
| # of Persons per HH            | 2                | 2.4              | 2.5           |
| Average HH Income              | \$81,490         | \$77,050         | \$77,574      |
| Average House Value            | \$367,322        | \$346,288        | \$364,580     |

2020 American Community Survey (ACS)



# Retailer Map

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# Interior Photos

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# Exterior Photos

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# Floor Plan

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