

Prime Waterfront Re-Development Site - For Sale

# NAUTICAL AIRE

917 Bucida Road, Delray Beach, Florida 33483



**ASKING PRICE:**  
**\$2.4 Million**

- 17,500 SF Lot (.40 Acres)
- Prime waterfront location in the highly sought after and prestigious beach area neighborhood of Seagate
- 12-Unit Co-op building with 100 feet of direct Intracoastal frontage on a wide protected basin with riparian rights
- Two blocks from the Atlantic Ocean
- Highest and best use is for re-development into single family or multi-unit, multilevel townhouse condominium



*An NAI Merin Hunter Codman Brokerage Team:*

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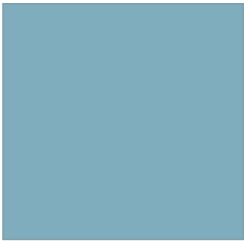
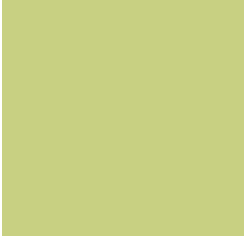
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**NAI Merin Hunter  
Codman, Inc.**

Commercial Real Estate Services, Worldwide.

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## Prime Waterfront Re-Development Site - For Sale

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**Description:**

Constructed in 1946, 917 Bucida Road is a 12-unit co-op building with 100 feet of direct Intracoastal frontage on a wide protected basin with riparian rights.

**Location:**

This prime waterfront property is located in the highly sought after and prestigious beach area neighborhood of Seagate, just two blocks from the Atlantic Ocean.

**Use:**

The highest and best use is for re-development into single family or multi-unit, multi-level townhouse or condominiums.

**Site Area:**

The site measures ±17,000 square feet (.40 acres).

**Height Restriction:**

35 feet

**Parking:**

12 on site

**Utilities:**

- Water/Sewer: City of Delray Beach
- Electricity: Florida Power & Light

**Zoning:**

Multi-Family Residential  
6 units per acre

**Parcel Control Number:**

12-43-46-21-53-000-0000

**Real Estate Taxes (2011 Proposed):**

\$32,666.00



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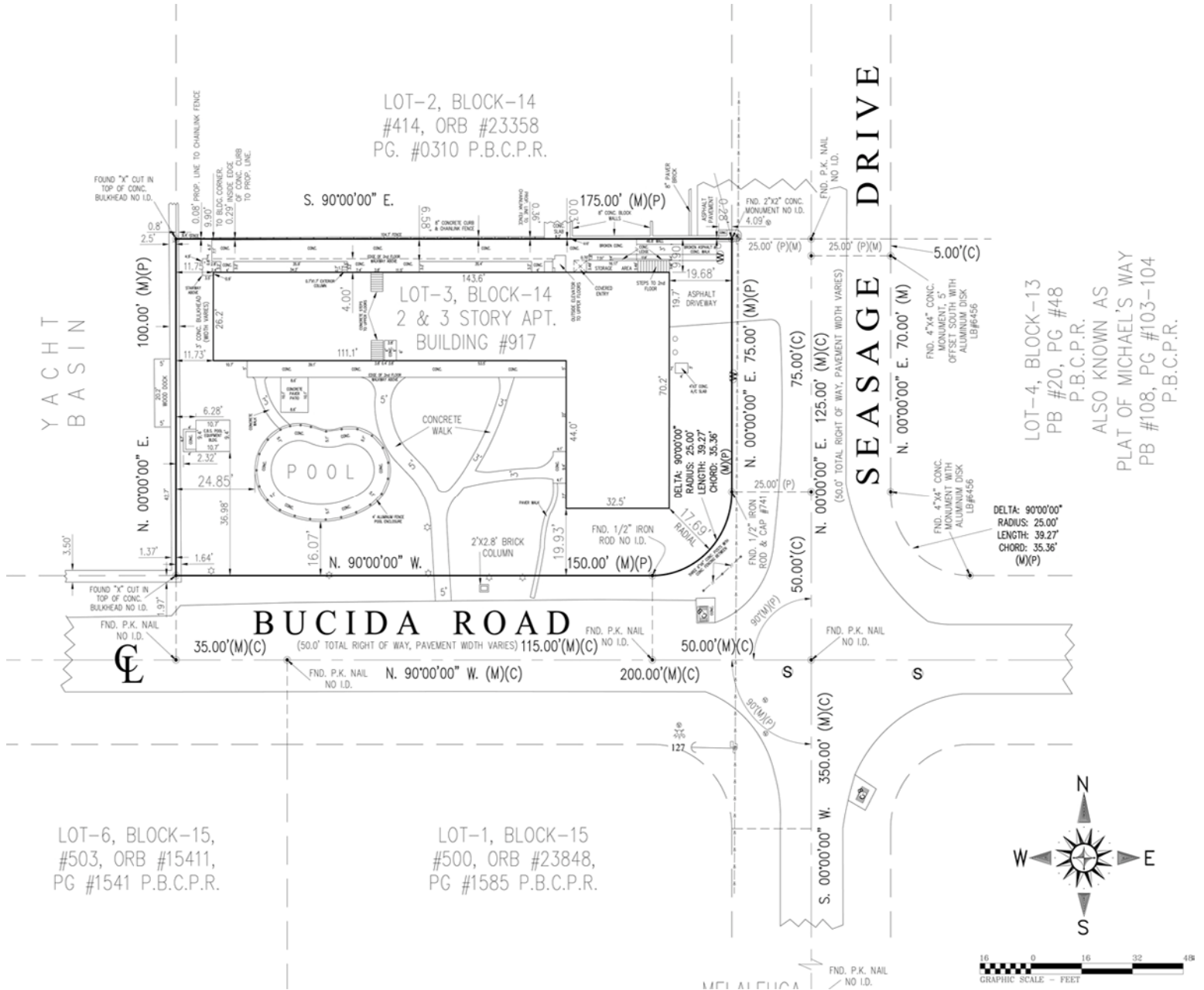
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Survey

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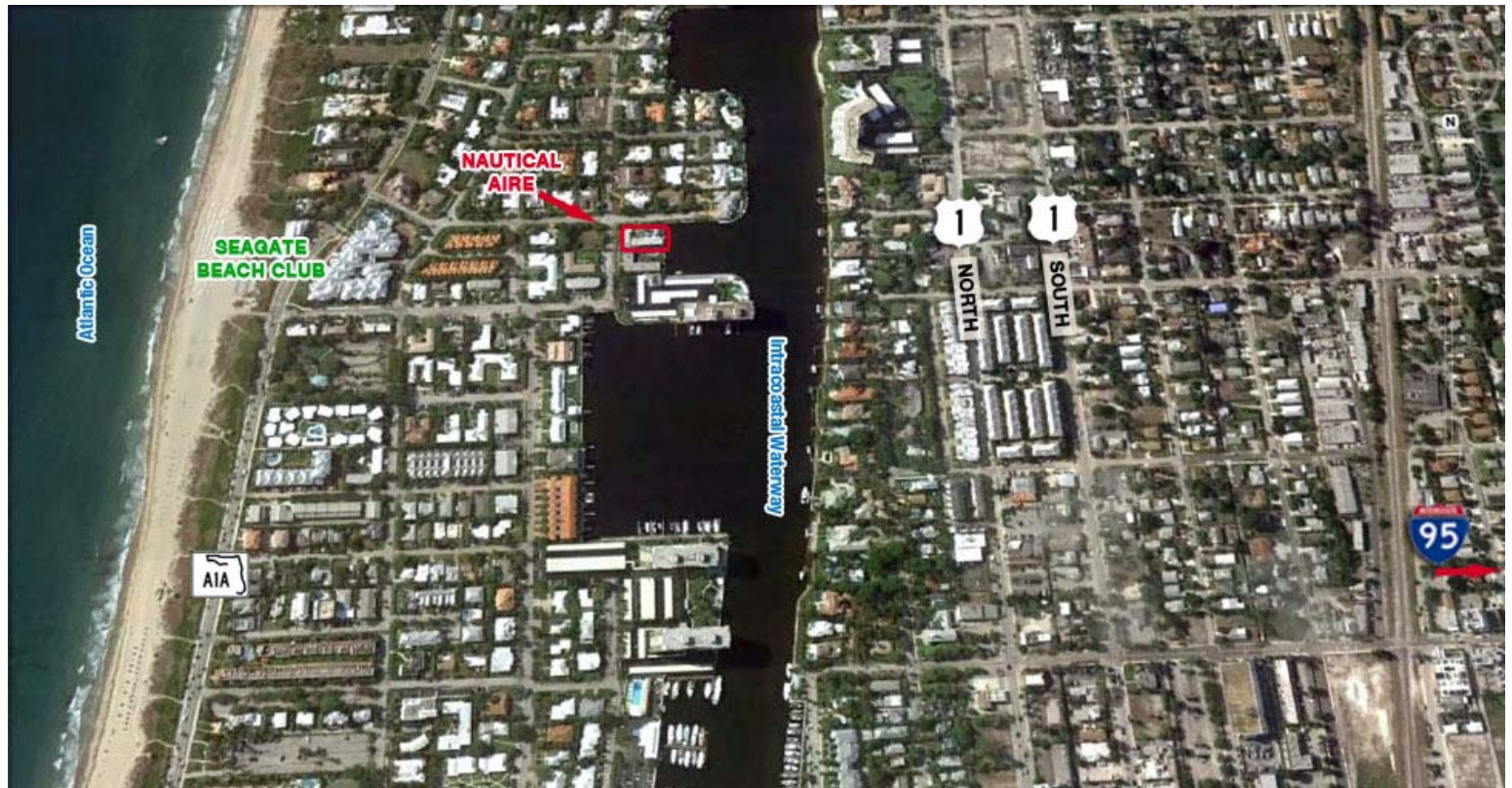
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Aerial View to the South

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Aerial View to the West

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