



PROPERTY FOR SALE

PRAKAS & CO.

202 NE 6TH AVE, DELRAY BEACH, FL 33483

Florida's Premier Restaurant Broker



**ASKING
\$2,495,000**

SMOKE INN - DELRAY BEACH, FL PROPERTY FOR SALE

PRAKAS & CO.



OFFERING SUMMARY

202 NE 6TH AVE, DELRAY
BEACH, FL 33483

PARCEL NO.
12434616011060190

ZONING:
CBD - CENTRAL BUSINESS

ACRES:
0.3621

BUILDING TOTAL SF:
1,187

PARKING: 15 SPACES

PRESTIGIOUS LOCATION ON FEDERAL HWY.
2 BLOCKS NORTH OF ATLANTIC AVE.

ASKING: \$2,495,000

RENT \$5,300 / MONTH NNN

LEASE EXPIRES IN 17 MONTHS

****TENANT WILLING TO SIGN LONG TERM LEASE AT INCREASED RENT****

PRIME CORNER CAN BE REDEVELOPED

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