

# **\$23,450,000 - 230 George Bush Blvd, Delray Beach**

MLS® #RX-10817444

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## **\$23,450,000**

Bedroom, Bathroom, 9,000 sqft  
Commercial on 0 Acres

DEL IDA PARK, Delray Beach, FL

The Most unique turnkey ultra- Luxury Custom 3 floor loft home with your commercial office on the first floor. This home Includes unique zoning for mixed use of residential and commercial office. Put your home above your business, make it all house, or make it all office. It's possible here! And still be steps to ocean, restaurants, and shops. Over 9000 usable sq feet\* including 3 covered balconies, garage w/ AC, roof top kitchen, 8 bathrooms, and finished Class A office space (easily converted to more residence). What other ultra-luxury home includes 19 parking spots w/ a private custom 2 car garage w/ AC for collectors. Spanning almost 1/2 acre, on the most visible point lot on beautified George Bush Blvd, property serves as gateway to Delray Beach. Interior Design by Emmy BlakeFeatures

1. Current use: Most unique turnkey ultra-Luxury Custom 3 floor loft home with custom rooftop kitchen fully operative custom commercial office and private air-conditioned garage on best street in Delray Beach-steps to Beach, steps to shops and restaurants
2. Own the best most unique property- home with most visible point lot, north end's gateway to downtown Delray with most unique just finished custom home
3. Overall over 9000 sq ft of living and covered space -residence or commercial office or both
4. Crown jewel location and visibility serves as gateway to historic Delray Beach
5. Most prominent HOME in downtown Delray



Beach. Currently using bottom floor as a professional home office.

6. Point lot visible from multiple streets and with 17 parking spots plus private custom 2 car garage fully airconditioned
7. Custom residence- 4BR including Loft with 4 Full Bathrooms and 3 floors
8. State of the art glass round elevator- Wonkavator
9. Natural gas Fireplace
10. Custom Downsview Kitchen and Wine Room/pantry and Galley Tap Sink.
11. Custom control Lutron electric shades on Savant Pro
12. Custom AV throughout house Savant Pro with 100 inch TV Living Room, multiple 65 and 70 inch QLED, Sealoc 65 inch rooftop waterproof outdoor TV
13. Custom in ceiling hidden Amina speakers
14. Upgraded level 5 dry wall
15. Custom oak wood floors and exposed brick walls
16. Oversized custom showers and bathrooms
17. High ceilings 16 ft and 12 ft
18. 8 ft high privacy rear lot line fence in back yard
19. Rooftop kitchen alighted garden w/ 8 person spa
20. 3 oversized balconies
21. Custom climate controlled AC private 2 car garage.
22. Oversized natural gas Generator
23. All Impact Glass
24. Second floor concrete, walls all CBS block
25. Custom Natural gas Fireplace
26. Custom Showers with upgraded- shluter
27. Commercial front and side signage already in place
28. George Bush Blvd- desirable street just widened and beautified with sidewalks both sides and bike lane
29. Location : less than 5 min walk to new Tiger Woods Golf course, French Bakery and 15 min walk to Beach, 10 min to The Ray

Hotel and restaurants, 15 min walk to Atlantic Ave.

30. All the benefits of Atlantic Avenue proximity with none of the noise or congestions.

Built in 1959

### Essential Information

MLS® #	RX-10817444
Price	\$23,450,000
Taxes	17978.30
Square Footage	9,000
Acres	0.46
Year Built	1959
Type	Commercial
Sub-Type	Professional, Office, Mixed
Style	Free Standing, Income, Medical, Office/Professional, Office Space, Other, Resident. Single Fam, Spec
Status	Active

### Community Information

Address	230 George Bush Blvd
Area	4360
Subdivision	DEL IDA PARK
City	Delray Beach
County	Palm Beach
State	FL
Zip Code	33444

### Amenities

Utilities	3-Phase Electric, Cable, Municipal Water
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### Interior

Appliances	Building and Land
Heating	Central, Electric, Window/Wall
Cooling	Wall-Win A/C, Electric, Central
# of Stories	2

### Exterior

Lot Description	New
Roof	Comp Shingle, Wood Joist, Wood Truss/Raft

### Additional Information

Date Listed	July 17th, 2022
Days on Market	664
Zoning	RO(cit

### Listing Details

Listing Office	Castles By The Beach, Inc.
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