

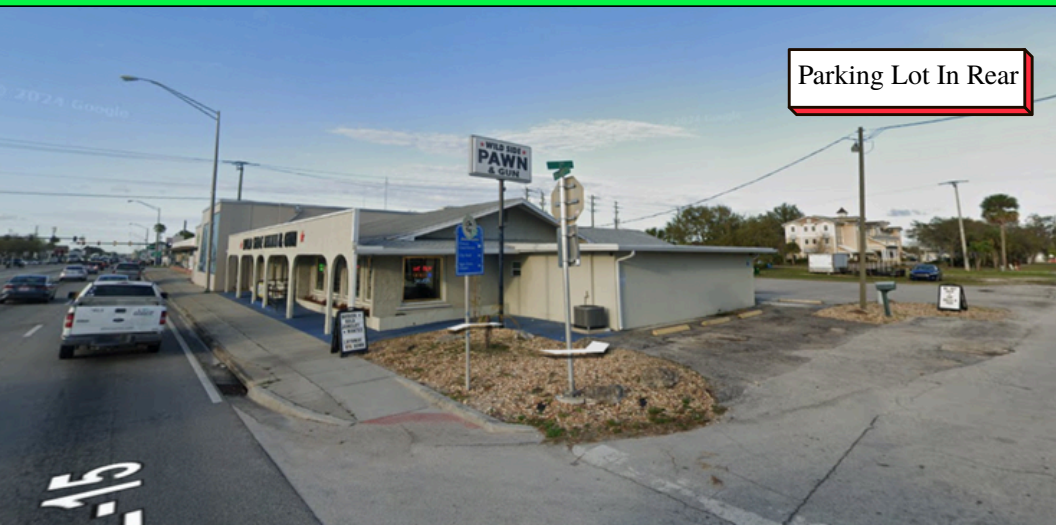


Alex Rodriguez-Torres

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1847 SE Port St Lucie Blvd. Port St Lucie, FL 34952

www.RT-CRE.com



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For Sale \$1,299MM
119 S Parrott Ave, Okeechobee, FL
7,342 Sq Ft Commercial Retail



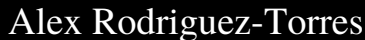
Current On Premises Tenant

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Property Details

Zoning: Commercial Retail

Land Size:

0.81 Acres

Highlights:

- 2 Tenants on the property renting spaces month-to-month. Tenants' leases can be canceled at any time.
- **Prime Downtown Location:** Situated on a high-visibility corridor in the heart of Okeechobee's central business district. Ideal for professional, medical, or retail use.
- **Traffic Counts:** Strong daily traffic on Parrott Ave (U.S. Highway 441), offering excellent signage opportunities and exposure.
- **Accessibility:** Easy ingress/egress with ample street frontage and sidewalk access.
- **Nearby Tenants:** Surrounded by banks, government offices, restaurants, and local businesses.
- **Utilities:** All major utilities available at the site.
- **Opportunity Zone:** Potential tax benefits (if applicable, verify local OZ status).
- **Growth Market:** Located in a fast-growing region with strong demand for service-based and retail businesses.



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Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in- depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH

ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a

Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information. Seller always reserves the right to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price those offers received and meets all the terms and conditions of this offering. Seller also always reserves the right to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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PRESENTED BY:

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