

200 SW 3rd Ave, Okeechobee, FL 34972

MULTI-TENANT RETAIL &
PROFESSIONAL BUILDING IN
DOWNTOWN OKEECHOBEE

100%
CURRENTLY
LEASED W/
LONG-TERM
TENANTS

FOR **SALE**



LAUREN VINAYA
Sales Associate
O: 772.223.3646 C: 772.486.8336
E: lauren@florida-commercial.net

4,000 SF
.325 AC

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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EXECUTIVE SUMMARY

200 SW 3rd Ave, Okeechobee, FL 34972 | MULTI-TENANT RETAIL & PROFESSIONAL BUILDING

SPECS

Price: JUST REDUCED TO \$395,000 FROM \$429,000
Building Size: 4,000 SF
Lot Size: .325 AC
Zoning: CBD – Central Business District (City of Okeechobee)

PROPERTY OVERVIEW

This 4,000 SF retail and professional building is centrally located in the heart of downtown Okeechobee and is currently 100% leased with long-term tenants in place at below-market rental rates, presenting immediate upside. With approximately one year remaining on existing leases, the property offers a clear path to rental rate increases upon renewal or repositioning. The building is well suited for an owner-user or investor and benefits from excellent visibility, easy ingress and egress, and on-site parking. Each unit is equipped with private restrooms and dedicated storage/warehouse space, enhancing functionality for service-based retail and professional users. Situated among a strong mix of downtown retailers and businesses, this property offers stable income with future value-add potential.



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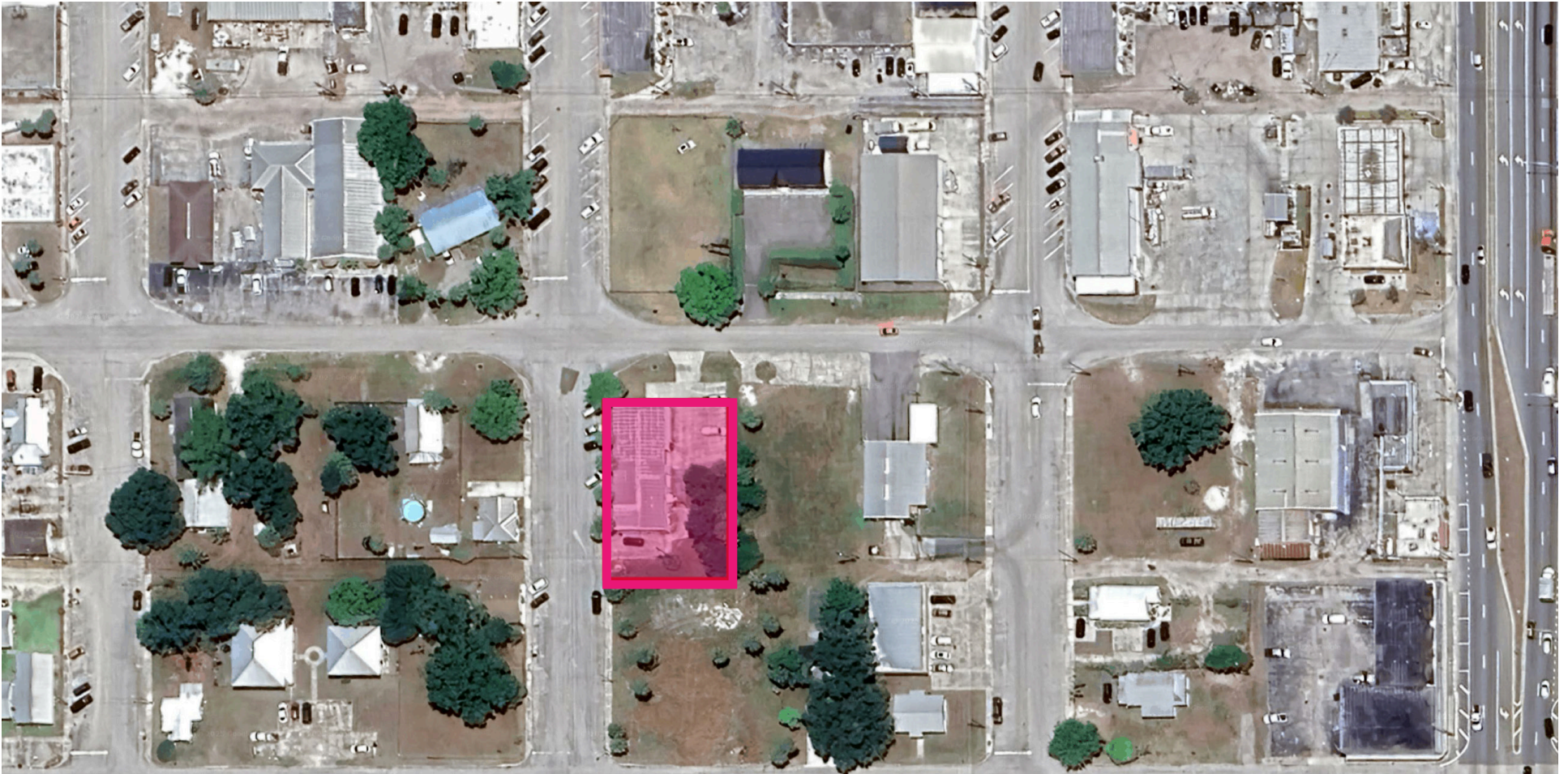
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LOCATION

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MAPS & REPORT

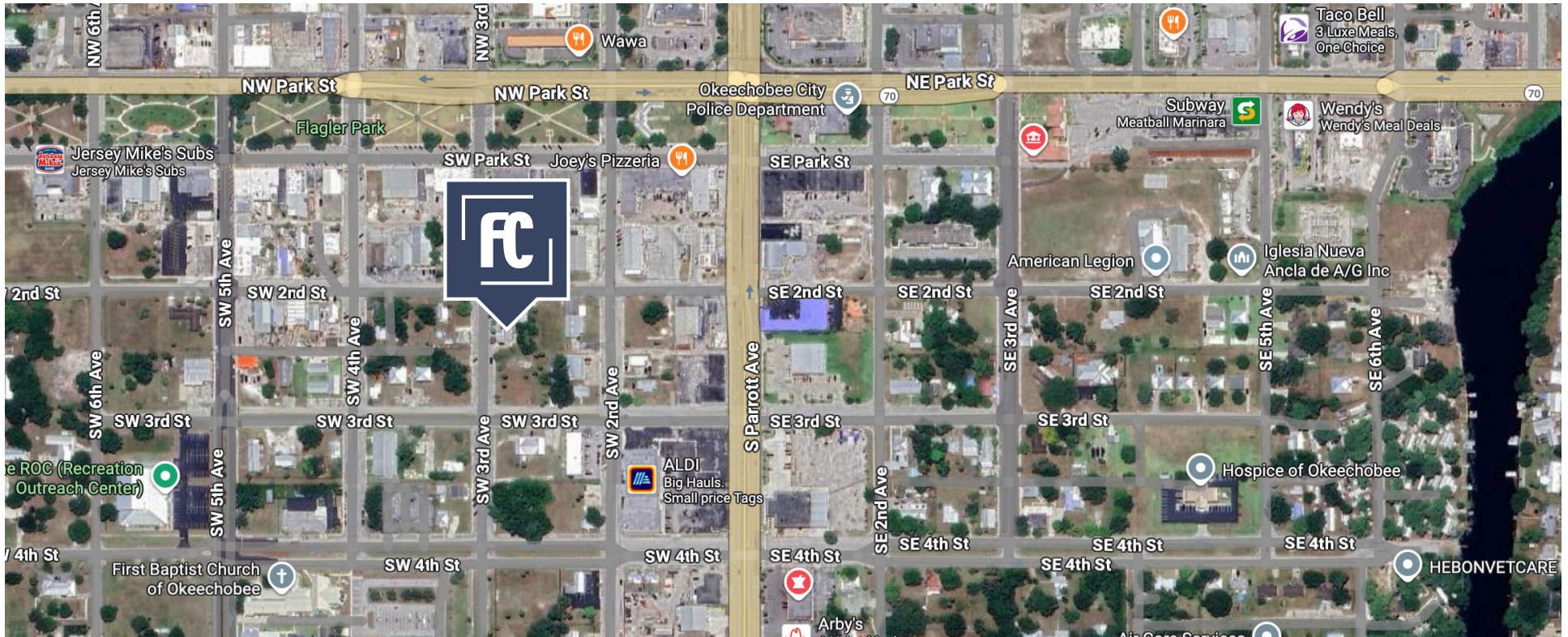
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POPULATION	1 MILE	3 MILES	5 MILES
Population	1,420	25,162	37,926
Median age	37.2	38.6	38.8



HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	431	8,711	13,016
# of persons per HH	3.3	2.9	2.9
Average HH income	\$44,658	\$54,028	\$54,431



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