



6400 Overseas Hwy Downstairs Office, Marathon, FL 33050
MLS#: 615532

Contract Information

Days On Market:	33	Potential Short	No
Listing Board:	Florida Keys	Sale:	
List Price:	\$5,500	As is Rght to Inspct:	Yes
List Price Sqft:	\$2.29	Bank Owned:	No

Location, Tax & Legal

Key/Island:	Marathon	Alternate Key #:	1413968
County:	Monroe	Parcel #:	00336310-000000
Subdivision:	Casa Blanca (50.5)	Zoning:	MU - Mixed Use Commercial Mixed Use
Mile Marker:	50.5	Taxes:	\$10,206.41
Area:	15 - Sombrero Bch Rd to Vaca Cut Gulfside	Tax Year:	2024
Marathon Neighborhood:	Mid-Town - Gulf (Sombrero to Airport)		
Side:	Bay/Gulf		
Flood Zone:	AE		

Legal: BK 1 LOTS 1 & 2 AND SLY 35FT LOT 3 AND PT ADJ ST RD 5 CASA BLANCA PB2-86 KEY VACA OR567-573 OR575-640 OR1225-1610 OR13

General Property Description

Property Type:	Commercial Sale	# Parking Spaces:	20+
Realtor.COM Type:	Rental	Off Street Parking:	Yes
Style:	Commercial	Building SqFt:	4,383
Waterfront:	No	SqFt Source:	Property Data Card
Control Depth:	0	Net Leasable Area:	2,400
Year Built:	1981	Total Bedrooms:	0
Total Units:	0	Full Baths:	0
Lot SqFt:	17,519	Half Baths:	2
Lot Size:	approx. 100'x100' plus 96'x35' lot	Total Baths:	2

Remarks & Misc.

Remarks – Consumer: Now available for Lease in Marathon, Florida: a spacious 2,400 sq. ft. ground-floor commercial unit in a freestanding building with 100 feet of US-1 highway frontage—offering excellent visibility and signage opportunities. Located on a 17,519 sq. ft. lot, this property provides ample off-street parking, beautiful tropical landscaping, and convenient access for customers and deliveries. The entire first floor is available and includes: - Two restrooms - Welcoming waiting area - Front desk/reception space - Two open common areas - Seven private rooms/offices - Oversized garage-style storage room with a separate entrance and kitchenette—perfect for storing inventory, receiving shipments, or converting into a breakroom, display room, or additional workspace - Multiple built-in storage closets! Previously home to a long-standing optometrist's office, this flexible layout is ideal for a medical or dental practice, real estate firm, law office, wellness spa, or professional services looking to establish themselves in the heart of the Florida Keys. Available September 1, 2025, Monthly Lease: \$5,500, Additional Fee: \$100/month (water & trash) + 3.5% sales tax, Tenant pays all other utilities. Landlord-friendly lease terms! To support your business startup or relocation, the owner is waiving the traditional last month and security deposit requirements. This allows tenants to use their funds toward custom build-outs—including permission to update flooring, bathrooms, and paint to reflect their brand and style. Lease terms available for 1, 2, 3, or 5 years. The building has been recently upgraded, including extensive improvements to the structure and surrounding landscaping. The 17-year inspection was successfully completed and passed last year. Take advantage of this rare opportunity to grow your business in Marathon, FL—one of the most vibrant and desirable communities in the Florida Keys. Owner is a licensed Florida Keys Real Estate Agent

Show: 24 Hour Notice; Tenant Occupied

Commission

Limited No

Representation:

Status Change Info.

Status: Active



Eva Polizze, PA, Selling Paradise One House at the time...
Xcellence Realty
Big Pine Key, FL 33043
305-900-7675
evapolizze.agent@gmail.com
<http://www.PolizzeRealEstate.com>
License#: 3269342

Details

Association Info:	Mandatory Home Owners Asc: No; 1st Right of Refusal: No
Type:	Office Buildings; Professional Service; Retail; Shop/Strip Center; Other Services
Waterfront:	None
Waterview:	No Waterview
Dockage:	None
Vehicle Storage:	Car(s): 4+; Common Parking; Guest Parking; Off Street Parking
Cooling:	Central Air
Utilities:	FKAA; Municipal Sewer; Separate Meters
Appliances:	No Appliances
Miscellaneous:	Handicap Access; High Traffic Location; High Visibility; Highway Frontage; Storage
Construction:	CBS
Floor:	Carpet; Tile
Roof:	Concrete Roof
Land Size:	1/4 - 1/2 Acre
Fee Includes:	None
Show:	24 Hour Notice; Tenant Occupied
Financial Status:	Bank Owned: No; Potential Short Sale: No

