



Each office independently owned and operated

FOR SALE/LEASE

OFFICE BUILDING

# OKEECHOBEE MEDICAL PARK

1713 U.S. 441 N | OKEECHOBEE, FL 34972

ROSI SHEPARD - RE/MAX COMMERCIAL

729 SW Federal Hwy  
Stuart, FL 34994



PRESENTED BY:

**ROSI SHEPARD**

Commercial Advisor

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FL #3320083

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

This property sits in the heart of Okeechobee's Medical District across the street from HCA. This is the perfect opportunity to purchase a fully built out medical suite.

## PROPERTY HIGHLIGHTS

- Turnkey Medical Space: Ready for immediate use by a wide range of healthcare providers
- Proximity to Hospital: Enhances patient and referral flow, and increases visibility
- Strong Fundamentals: Medical office real estate is a resilient asset class, with steady tenant demand and stable returns
- Unique Offering: Few comparable properties available in Okeechobee, making this a rare investment or practice acquisition opportunity

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## OFFERING SUMMARY

Sale Price:	\$375,000
Lease Rate:	\$21.50 SF/yr (NNN)
Number of Units:	1
Available SF:	2,075 - 2,133 SF
Building Size:	30,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	322	619
Total Population	298	848	1,642
Average HH Income	\$51,260	\$48,328	\$50,739

# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

This property sits in the heart of Okeechobee's Medical District across the street from HCA. This is the perfect opportunity to purchase a fully built out medical suite.

## LOCATION DESCRIPTION

Exceptional opportunity to lease a well-appointed medical office condo in a prime location directly across from HCA Okeechobee Hospital. This 2,075 sq ft unit is ideal for healthcare providers seeking a modern, efficient workspace in the heart of Okeechobee's medical community.

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# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

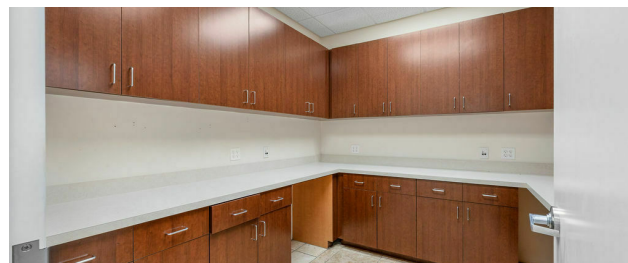
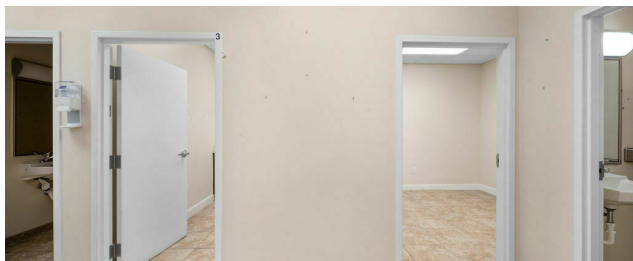
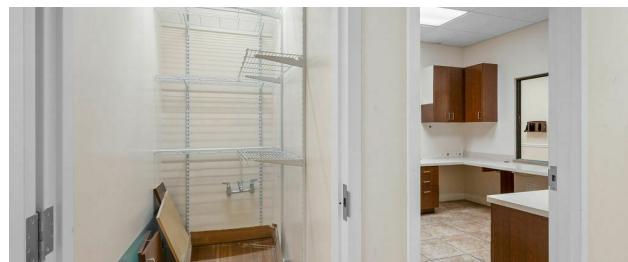
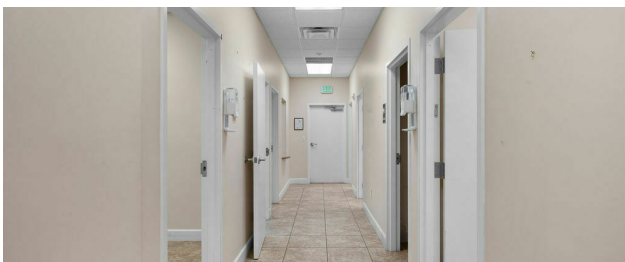
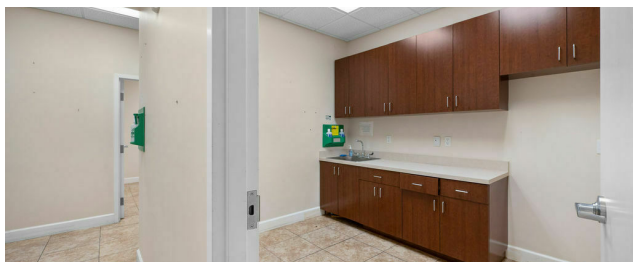
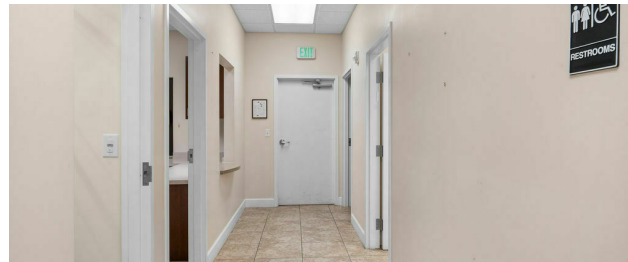
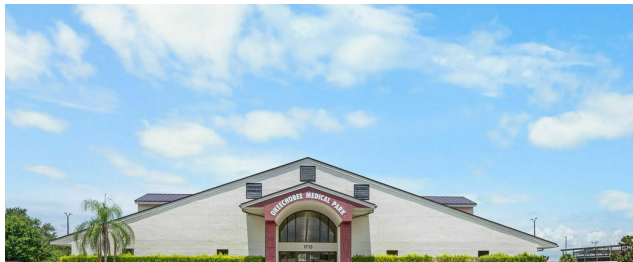
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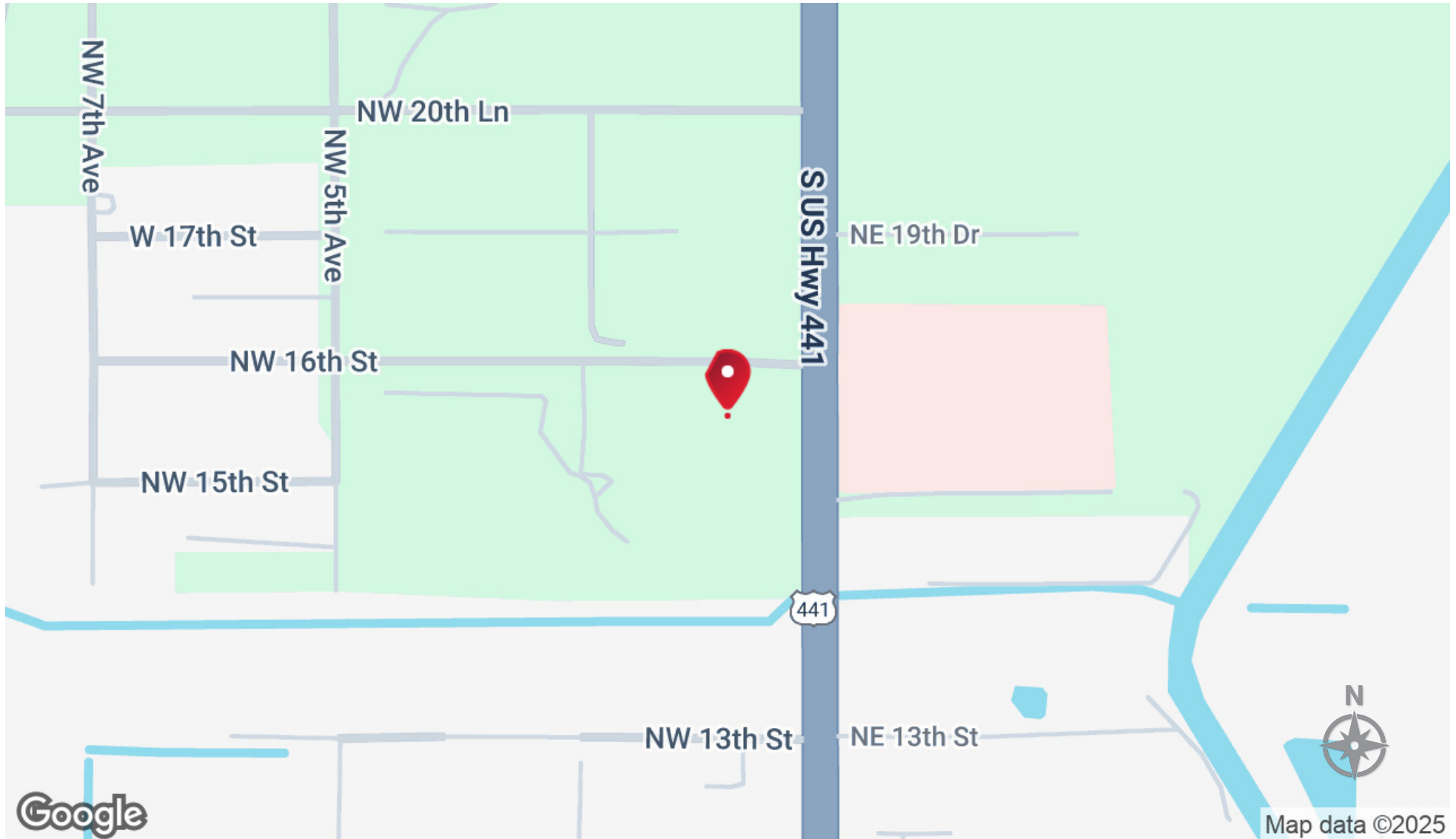
# ADDITIONAL PHOTOS



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# LOCATION MAP

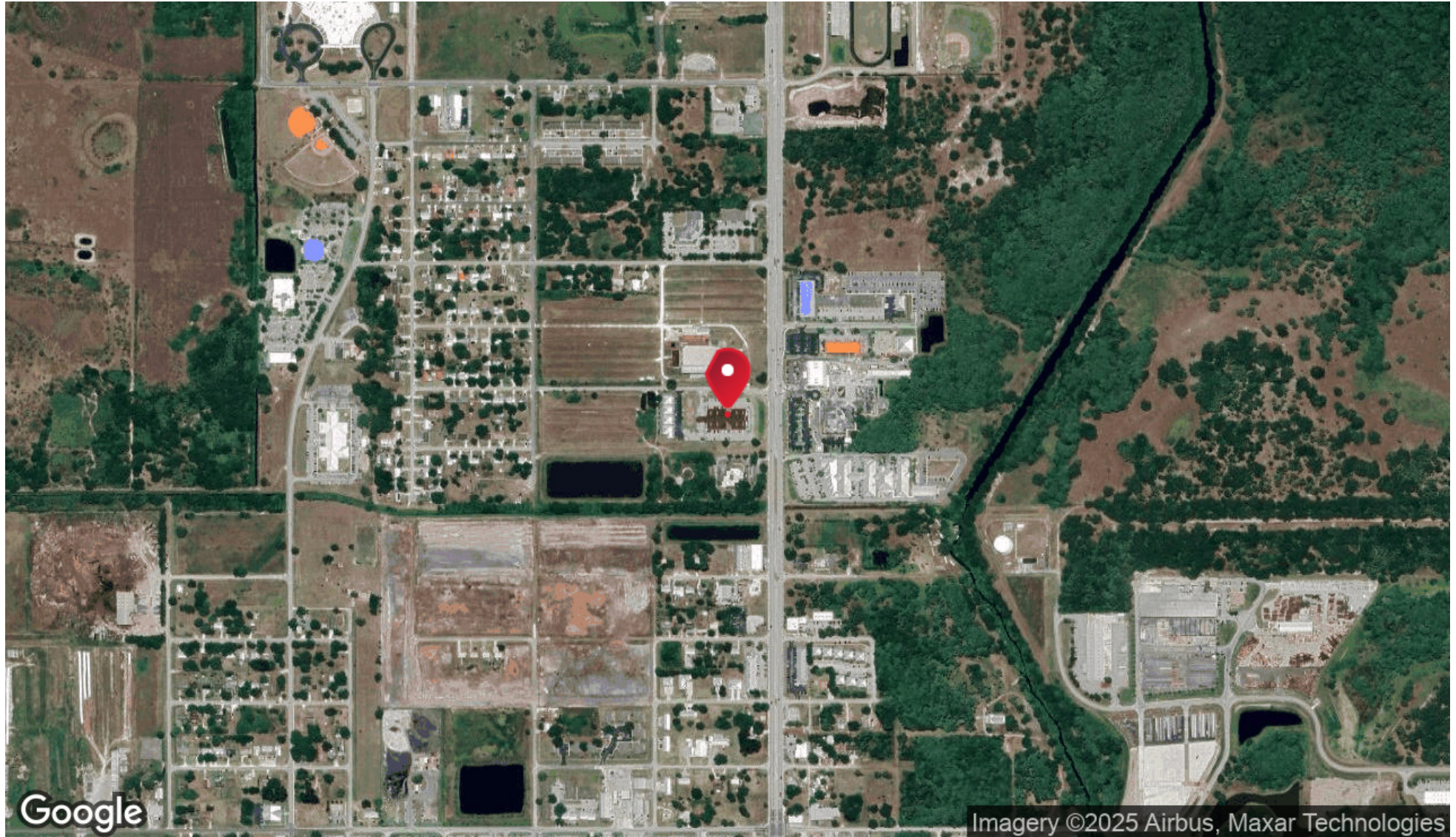


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# AERIAL MAP



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# //ADVISOR BIO 1



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