

# OFFICE FOR SALE



\$1,095,000



3,303 SQ FT



DIVERSIFIED  
REAL ESTATE  
PARTNERS

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## PROPERTY OVERVIEW:

Ideally located near The Village at Beech Mountain, this versatile multi-use building offers professional space plus income-generating residential units. The top floor features ~1,200 sq. ft. of office space with private parking, a stone fireplace, and a glass sunroom boasting 80-mile mountain views. Below, a spacious 2 bed/2 bath apartment and a 1 bed/1 bath unit with garage provide excellent short- or long-term rental opportunities, making this an attractive option for both owner-occupiers and investors.

## PROPERTY HIGHLIGHTS:

- Prime location near The Village at Beech Mountain
- Multi-use building: professional office space + residential rental units
- 1<sup>st</sup> floor: 1 bed/1 bath unit + garage
- 2<sup>nd</sup> floor: 2 bed/2 bath apartment
- Top floor: ~ 1200 sq. ft. of office space
- Flexible income stream for owner-occupier or investor



## LOCATION OVERVIEW:

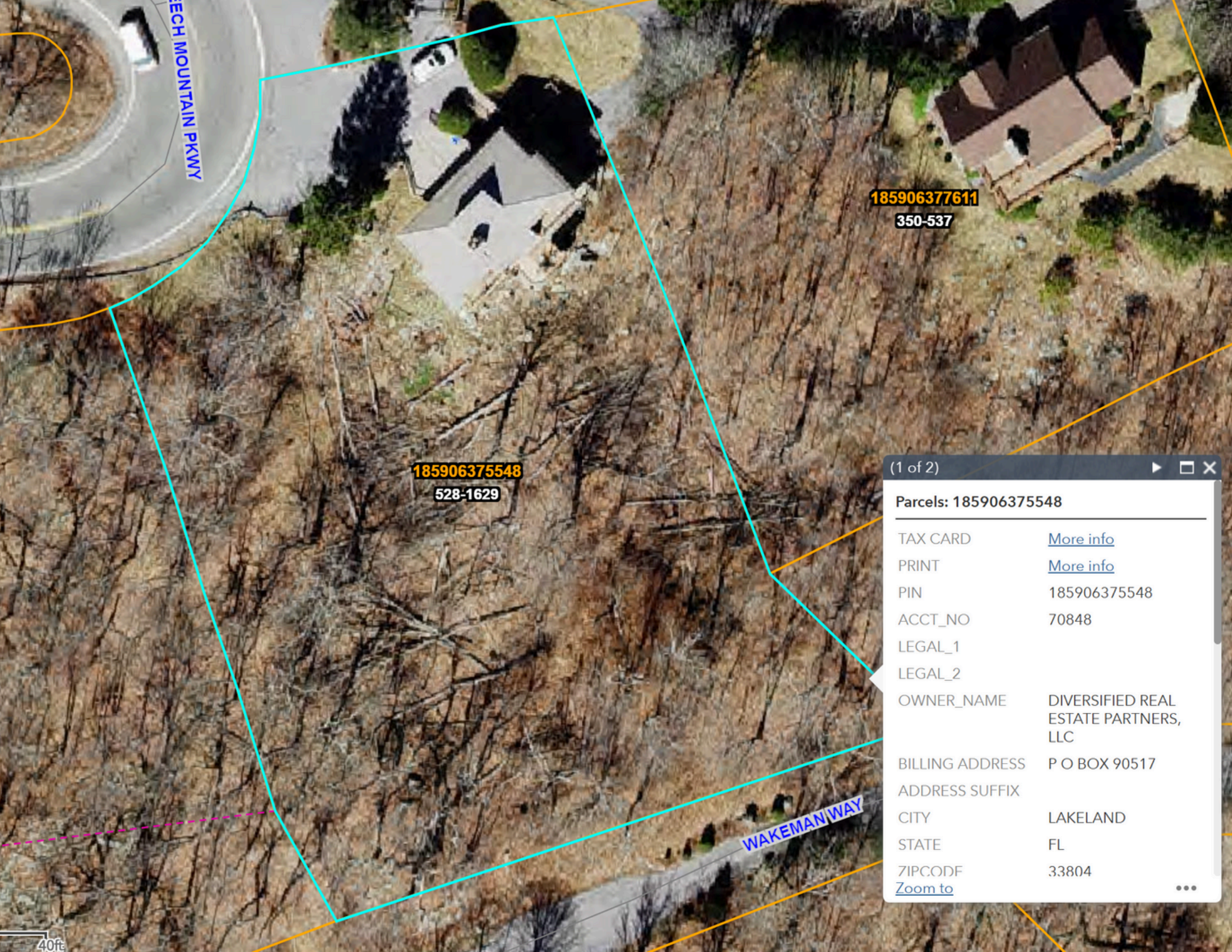
Nestled in the Blue Ridge Mountains, Beech Mountain is the highest town in Eastern America and a popular year-round destination. With ski slopes, hiking and biking trails, and a cool summer climate, the area attracts both seasonal visitors and full-time residents. Located near The Village at Beech Mountain, the property offers convenient access to restaurants, shops, and community events within a highly desirable mountain setting.

## INVESTMENT OPPORTUNITY:

- Multiple income streams: office space + 2 rental units
- Flexible use: ideal for owner-occupier or investor
- High rental demand: short- or long-term options
- Prime location: near The Village at Beech Mountain
- Tourism + year-round residents support steady occupancy







**185906375548**

**528-1629**

**185906377611**

**350-537**

(1 of 2)

Parcels: 185906375548

TAX CARD	<a href="#">More info</a>
PRINT	<a href="#">More info</a>
PIN	185906375548
ACCT_NO	70848
LEGAL_1	
LEGAL_2	
OWNER_NAME	DIVERSIFIED REAL ESTATE PARTNERS, LLC
BILLING ADDRESS	P O BOX 90517
ADDRESS SUFFIX	
CITY	LAKELAND
STATE	FL
ZIPCODE	33804
<a href="#">Zoom to</a>	

