



**C7511244 606 E OAK ST, ARCADIA, FL 34266**



**County:** DeSoto  
**Status:** Active  
**Property Style:** Mixed Use  
**Legal Subdivision Name:** GILCHRIST RESUB  
**Lot Features:** Corner Lot  
**Special Sale:** None  
**Flex Space SqFt:**  
**Office Retail Space SqFt:**  
**Manufacturing Space (Heated):**  
**Warehouse Space (Heated):**  
**New Construction:** No  
**Construction Status:** Completed  
**Number of Tenants:**  
**Financial Package:**

**List Price:** \$1,150,000  
**LP/SqFt:** \$231.90  
**ADOM:** 22  
**CDOM:** 22  
**Heated Area:** 4,662 SqFt / 433 SqM  
**Total Area:** 4,959 SqFt / 461 SqM  
**Proj Comp Date:**

Business opportunity! Collecting \$120,000 a year. Discover the only Bed and Breakfast in Arcadia, Florida—a fully operational and turnkey business that consistently generates excellent income. Located in the heart of the historic district, this stunning Victorian-style gem offers a remarkable opportunity to own a piece of history. The property features spacious interiors and impressive historical elements that captivate guests. It includes two suites and one double suite upstairs, as well as one large double suite downstairs, all available for rent at a starting rate of \$140.00. Large groups are welcome, and the entire property can be rented for special events rates start at \$800 a night. Each of the four spacious suites boasts charming decorative fireplaces, providing a unique experience with their distinctive themes. The sunroom is a must-see, offering the perfect retreat for reading a book or enjoying a peaceful rainy day. The massive living room creates a welcoming atmosphere, while the breakfast and dining room invites you to admire the high ceilings and beautiful woodwork, making the entire space feel open and inviting. The generous front porch, complete with a hanging swing, adds to the charm on breezy days. Additional outdoor amenities include ample parking, patio sitting areas, an outdoor grill, and a ping pong net, enhancing the outdoor experience for both guests and owners. Furthermore, a detached cottage can also be a rental with starting rate of \$200 a night this adds more privacy, making it ideal for a manager's residence or extra rental space during peak seasons. Situated on 0.70 acres on a corner lot with easy access from multiple streets, this property provides plenty of parking and fabulous lush green areas. Additionally, included is a two-bedroom with bonus room, one-bath home. Located across the street that rents for \$2,200 monthly (607 E Oak ST). This home sits on two corner lots totaling 0.46 acres, with the second lot considered a buildable lot of record, ideal for adding another home or expanding parking. This home may also be useful for an onsite manager/owner or added rental space during the busy season. The current manager is ready to stay on board to ensure a seamless transition for the new owner. This property has a high potential to increase revenue. This place is huge. The property itself has plenty a room for nice pool. What a fantastic deal—a thriving business and a home for the owner all in one! Don't forget to check out the Arcadia Bed and Breakfast website and reviews!

#### Land, Site, and Tax Information

**Legal Desc:** TOWN OF ARCADIA O S LOTS 1 2 3 & 7 BLK 36 IN SEC 31/37/25 INST:201014003714  
**SE/TP/RG:** 25-37-24  
**Subdivision #:**  
**Tax ID:** [25-37-24-0012-0360-0010](#)  
**Taxes:** \$8,044.00  
**Alt Key/Folio #:** 253724001203600010  
**Road Frontage:** City Street  
**Add Parcel:** Yes **# of Parcels:** 1  
**Utilities Data:** Public, Water Connected  
**Parking:** 6 to 12 Spaces  
**Lot Dimensions:** 150x205  
**Water Frontage:** No  
**Water Access:** No  
**Water View:** No

**Zoning:** R-3  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2024  
**Flood Zone:** X  
**Additional Tax IDs:** 25-37-24-0012-0340-0060  
**Lot Size Acres:** 0.70  
**Water Name:**  
**Water Extras:** No

**Section #:** 25  
**Block/Parcel:** 36  
**Front Exposure:** North  
**Lot #:** 1  
**Front Footage:** 150  
**Front Exposure:** North  
**Land Lease Fee:**  
**Lot Size:** 30,710 SqFt / 2,853 SqM

#### Interior Information

**Floors:** Two  
**A/C:** Central Air, Wall/Window Unit(s)  
**Heat/Fuel:** Central, Other, Wall Units / Window Unit

**Total Number of Buildings:** 3  
**# Offices:**

#### Exterior Information

**Other Structures:** Other, Storage  
**Ext Construction:** Other, Wood Frame, Wood Frame (FSC), Wood Siding  
**# of Bays:**

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