

BUSINESS & REAL ESTATE

BERKSHIRE
HATHAWAY
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION

Multiple Buildings

4230 US Hwy 27 N, Sebring, Florida 33870

\$4,500,000



David Tomasso

Commercial Real Estate Advisor

919-368-0184

dtomasso@bhhsflpg.com



William Struck

Sales Associate

863-368-1852

wstruck@bhhsflpg.com



COMMERCIAL ADVISORS



A member of the franchise system of BHH Affiliates, LLC

7916 Evolutions Way Suite 210, Trinity, FL 34655

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Boasting over 20,000 square feet of functioning retail, warehouse and storage space located on the main artery of Highlands County, US 27. The building is located in a high traffic area with excellent visibility. DOT traffic count of 33,000. This property is situated on 1.54 acres. The retail and warehouse unit comprises of 16,568 square feet, with a loading dock. It is currently occupied by a well known, exceptionally run Appliance and TV retailer. The back building encompasses 5 retail leasable units dimensions of 25 x 40, 3 currently leased with incremental upside opportunity.

Musselman Appliance and TV is a locally owned and operated company that has been in business for over 25 years. The company has grown to 11 employees and has over \$3 million in annual sales. It is offered at 0.46 times revenue, with a clean balance sheet, no stale inventory, and solid profitability. Musselman's has strong relationships with local builders, vendors, warranty companies and repeat retail consumers. The company is known for its reputation for exceptional customer service, and in depth product knowledge. It sells and services SpeedQueen, Electrolux, Frigidaire, Whirlpool, KitchenAid, Maytag, Amana and General Electric brands. Included in the sale are 2 delivery trucks and 2 service vehicles. Growth opportunities exist: 1) Expanding the service warranty side of the business. 2) The expansion of the website www.musselmanappliance.com. 3) The growth of Highlands County itself as it borders just south of Polk County the fastest growing county in Florida. Financial Disclosure available to qualified buyers with a signed NDA.



Rental Units

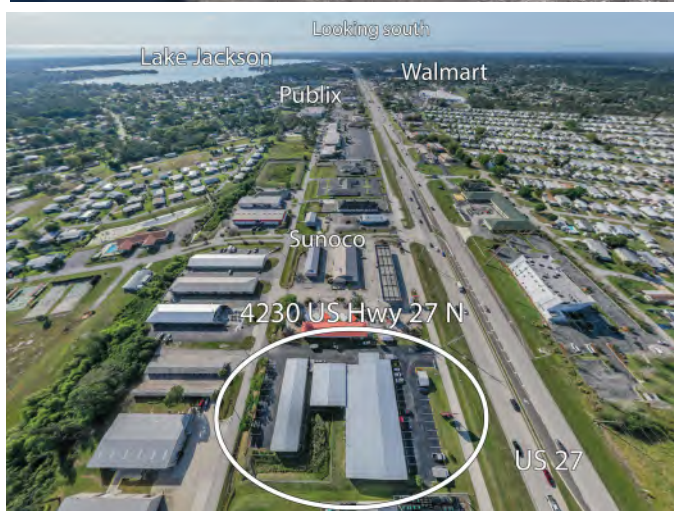


Retail Store



Warehouse

- Retail showroom (8,500 SF) & warehouse (7,100 SF)
- Five rental units, providing additional income potential (5,000 SF).
- Owner can rent out each of the 5 units; if all become retail, potential rent could be \$90k per year.
- High-visibility location with excellent accessibility on a major highway.
- Long-standing customer base and strong market presence.
- Land, buildings & retail store could be sold separately or together depending on buyer's preference.



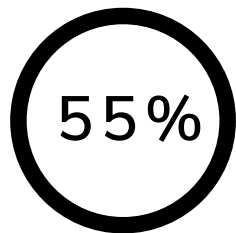




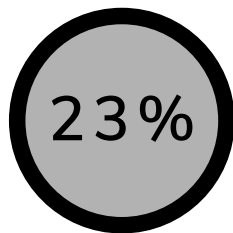
DEMOGRAPHICS

Demographics are based on a 10 mile radius from subject property.

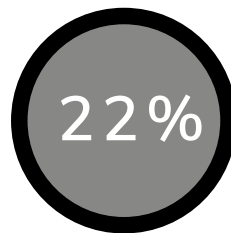
EMPLOYMENT



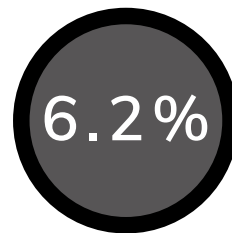
White Collar



Blue Collar

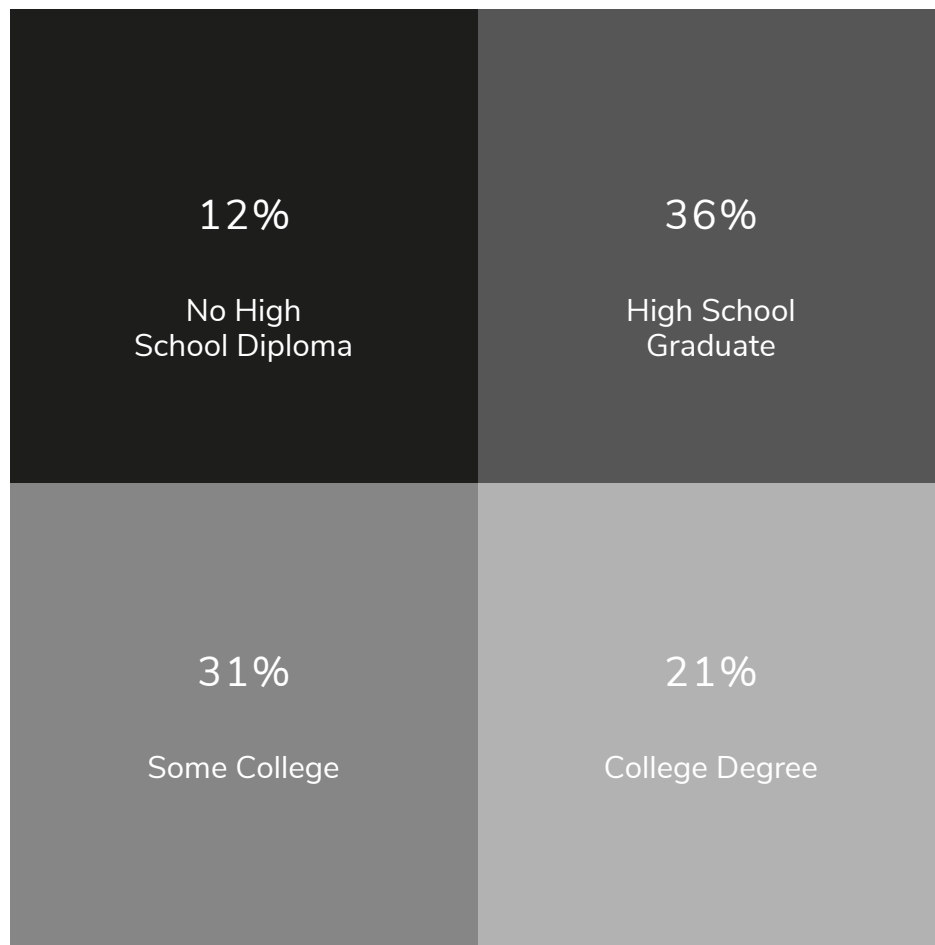


Services



Unemployment
Rate

EDUCATION



12%
No High
School Diploma

36%
High School
Graduate

31%
Some College

21%
College Degree

HOUSING



\$187,036
Median Home
Value



60.9%
Owner Occupied



19.4%
Renter Occupied



2.1%
Owner Occupied
Growth Rate



72
Affordability Index

DEMOGRAPHICS

Demographics are based on a 10 mile radius from subject property.

KEY FACTS

75,489	54.4	2.2	\$55,627
Population	Median Age	Average Household Size	Median Household Income

ANNUAL HOUSEHOLD SPENDING

	\$1,519 Apparel & Services
	\$5,115 Groceries
	\$2,582 Dining Out
	\$171 Computers
	\$5,930 Health Care

BUSINESS & INCOME

2,868 Total Businesses	26,294 Total Employees
\$33,533 Per Capita Income	\$220,061 Median Net Worth