# 200 SW 3rd Ave, Okeechobee, FL 34972

# MULTI-TENANT RETAIL & PROFESSIONAL BUILDING IN DOWNTOWN OKEECHOBEE

**100% CURRENTLY LEASED W/ LONG-TERM TENANTS**

**FOR SALE**

FLORIDA COMMERCIAL
REAL ESTATE COMPANY

**LAUREN VINAYA**
Sales Associate
O: 772.223.3646 C: 772.486.8336
E: lauren@florida-commercial.net

**4,000 SF**
**.325 AC**

309 SE Osceola Street #104 • Stuart, FL 34994 • 772.223.3646 • florida-commercial.net

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# EXECUTIVE SUMMARY

200 SW 3rd Ave, Okeechobee, FL 34972 | MULTI-TENANT RETAIL & PROFESSIONAL BUILDING

## SPECS

**Price:** **JUST REDUCED TO $429,000** FROM $495,000
**Building Size:** 4,000 SF
**Lot Size:** .325 AC
**Zoning:** CBD – Central Business District (City of Okeechobee)

## PROPERTY OVERVIEW

This 4,000 SF retail and professional building is centrally located in the heart of downtown Okeechobee and is currently 100% leased with long-term tenants in place at below-market rental rates, presenting immediate upside. With approximately one year remaining on existing leases, the property offers a clear path to rental rate increases upon renewal or repositioning. The building is well suited for an owner-user or investor and benefits from excellent visibility, easy ingress and egress, and on-site parking. Each unit is equipped with private restrooms and dedicated storage/warehouse space, enhancing functionality for service-based retail and professional users. Situated among a strong mix of downtown retailers and businesses, this property offers stable income with future value-add potential.

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# LOCATION

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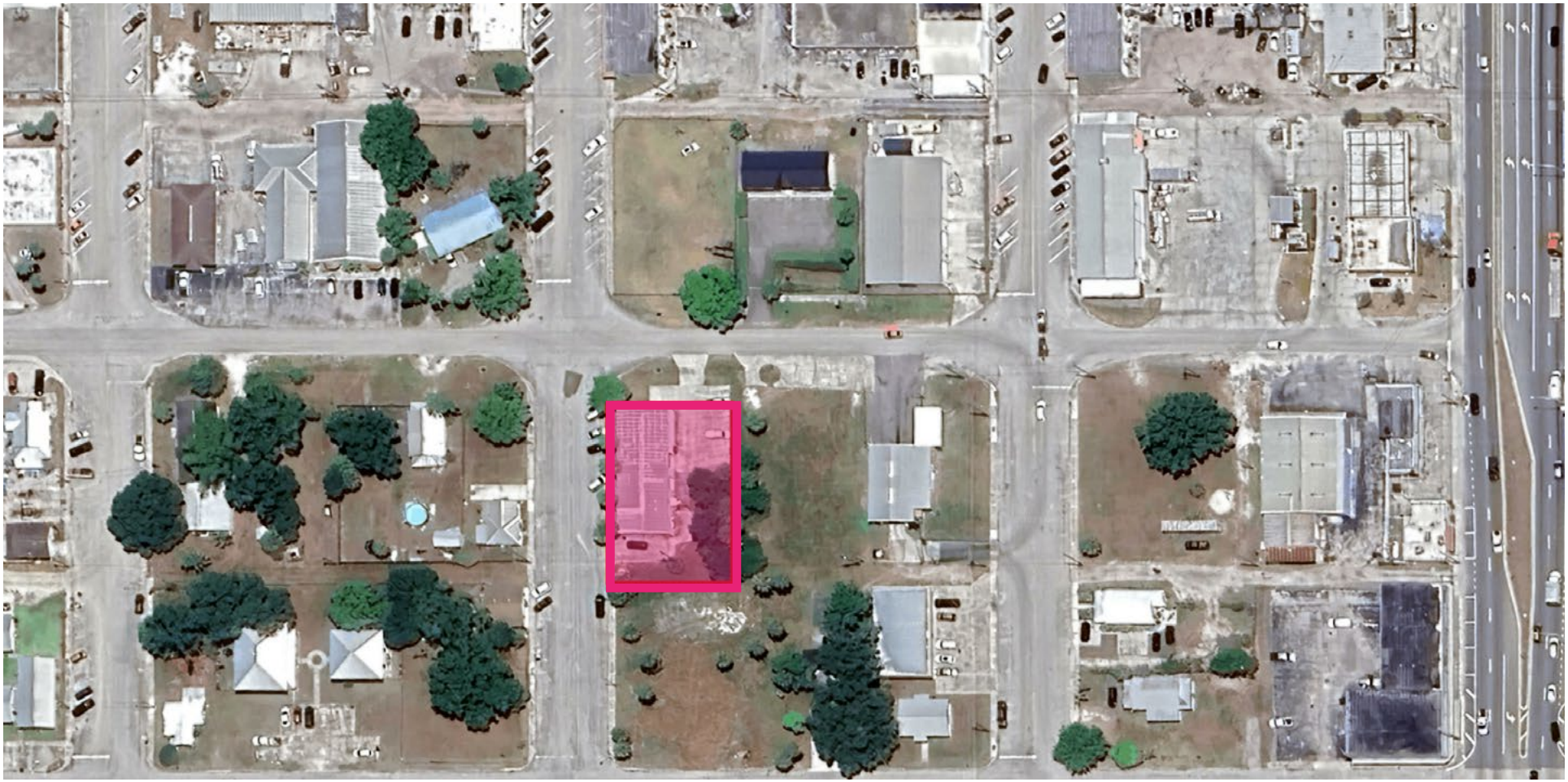

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# MAPS & REPORT

200 SW 3rd Ave, Okeechobee, FL 34972 | MULTI-TENANT RETAIL & PROFESSIONAL BUILDING

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Population | 1,420 | 25,162 | 37,926 |
| Median age | 37.2 | 38.6 | 38.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total households | 431 | 8,711 | 13,016 |
| # of persons per HH | 3.3 | 2.9 | 2.9 |
| Average HH income | $44,658 | $54,028 | $54,431 |

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