

ML: [F10517741](#) **BC:** [276538677 /United Realty Group Inc](#) **REO:** No **ST:** A
AD: 2516 US HIGHWAY 98 **AR:** 6240 **RP:** **LLP:** \$519,000 **LP:** \$540,000
CT: Okeechobee **Zip:** 34972-8771 **PN:** 0540 **SS:** No **PA:**
City: Okeechobee **Geo:** OK40 **PS:**
LG: BASSWOOD, INC. UNIT NO 5 (PLAT BOOK 3 PAGE 51) LOTS 54, 55 & 56 BLOCK 59 **F#:** R10537350050005900540 **Zn:** Mix Use Commer
Style: **F#:** **Cld:** mix **# Prc:**
F2: **Auc:** No **F3:** **SE:** 5 **SD:** **Ppr:**
MC: **TN:** **DV:** **Map:**
Type: Commercial **ST:** FL
EvnAud: None
Des: **SN:** Basswood Inc Un #5

PlnUse: Urban Commercial **LotDs:** 1-2.5 Acres **Juris:** City
Usage: Unimproved Business/Commercial, Unimproved Multi Family (5+Units), Other **ForLse:** No **Fill:** Fill Not Req
Lt: 240 X 500 **Acres:** 1.55 **Lt SF/FF:**67,430
Locat: City Location, Near Industrial Park, Near School, Urban Area Development **LseSF:** **Elev:**
Road: Legal Access Road, County Road, City/County Major Road **Surfc:** Paved Road
Trees: Avocado, Citrus, Mango **Grnd:** **Owns:** Sole Proprietor
Land: Above Ground Irrigation, Cleared Land, Compact Soil, Ditched, Drip System
Rmks: PRICE REDUCTION, SELLER MOTIVATED ! This is for sure the perfect deal, The zoning allows mix use, already approved permits to build a single family ho... [SEE FULL REMARKS](#)
Br Rm: This is a great deal for those looking to have their business and home in the same location, over 1.5 acres of land ready to build including approved permits for a single family home with 1,800 Sq Ft. Seller willing to consider owner financing for up to 10 years with a \$250K down Payment at a rate of 8% fix interest only. No prepayment penalties. Please call listing agent with any questions, sign in front of the property, please do not enter without authorization, equipment and plumbing on the ground. Seller is motivated to get the deal moving with the right offer.
Dir: GPS is very accurate
WtrF: No **View:**
WtrA: **Rail:**
Misc:
Docmt: Aerial Photo, Building Permit, Personal Property Inventory, Previous Title Policy, Site Plans, Survey Available
Deed: County, Subdivision Deed Restrictions **Soil:** Other Soil Type, Sand
UtAvl: Cable Tv, Electric, Irrigation Water, Other Utilities Available, Trash Removal, Water
Onsite: Electric, Water, Well Pump
Wtr: Municipal Water, Well Water **Sewer:** Other Sewer, Septic Tank

Trms: Cash, Conventional, Owner Financing, Owtb Wrap **Asm:** **Assessed:** \$160,200
Tal: 250,000 **Tx:** \$2,303 **TxYr:** 2024 **Market:** \$160,200
GSI: \$0 **Oth:** **GOI:** **TM:** 250,000
Insur: **Retax:** **OExp:** **TotExp:**
NOI: **Period:**2025 **Src:** Owner Provided, Projected Pro-Forma
Spec: **Poss:** Funding **IDX:** Yes

LPID: [688905 Rodrigo Vilches](#) **Aph:** (954) 274-7990 **Oph:** (954) 450-2000
2PID: **2Aph:** **Fax:**
LTY: Exclusive Right **On:** **On #:**
URL: www.rodrigovilchesrealtorfl.com **2Ph:** (954) 274-7990
EmailA: vilchesrodrigo@yahoo.com **VT:** [Click Here](#) **WD:**
Show: See Broker Remarks, Call Listing Agent **Own AG:** No
Brd: BeachesMLS **P. St:** **St Ch:** 07/30/2025
LD: 07/30/2025 **AD:** **XD:** 12/31/2028 **Pr Ch:** 07/30/2025

PD: **DM:** 37 **Contg:** **CD:** **SP:**

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