

8590 HIGHWAY 441 SE

2± ACRE COMMERCIAL PROPERTY ON LAKE OKEECHOBEE



LAKE OKEECHOBEE



OFFERING SUMMARY

Address: 8590 Highway 441 SE
Okeechobee, FL 34974

Property Size: 1.9± Acres | 2,257 sq. ft.
Restaurant/bar

Zoning: Commercial (C)

Future Land Use: Commercial Activity Center

Utilities: Well and septic on site

Parcel ID: 10938360A00000090000

2020 Taxes: \$5,607.58

Price: \$399,000

PLEASE DIRECT ALL OFFERS TO:

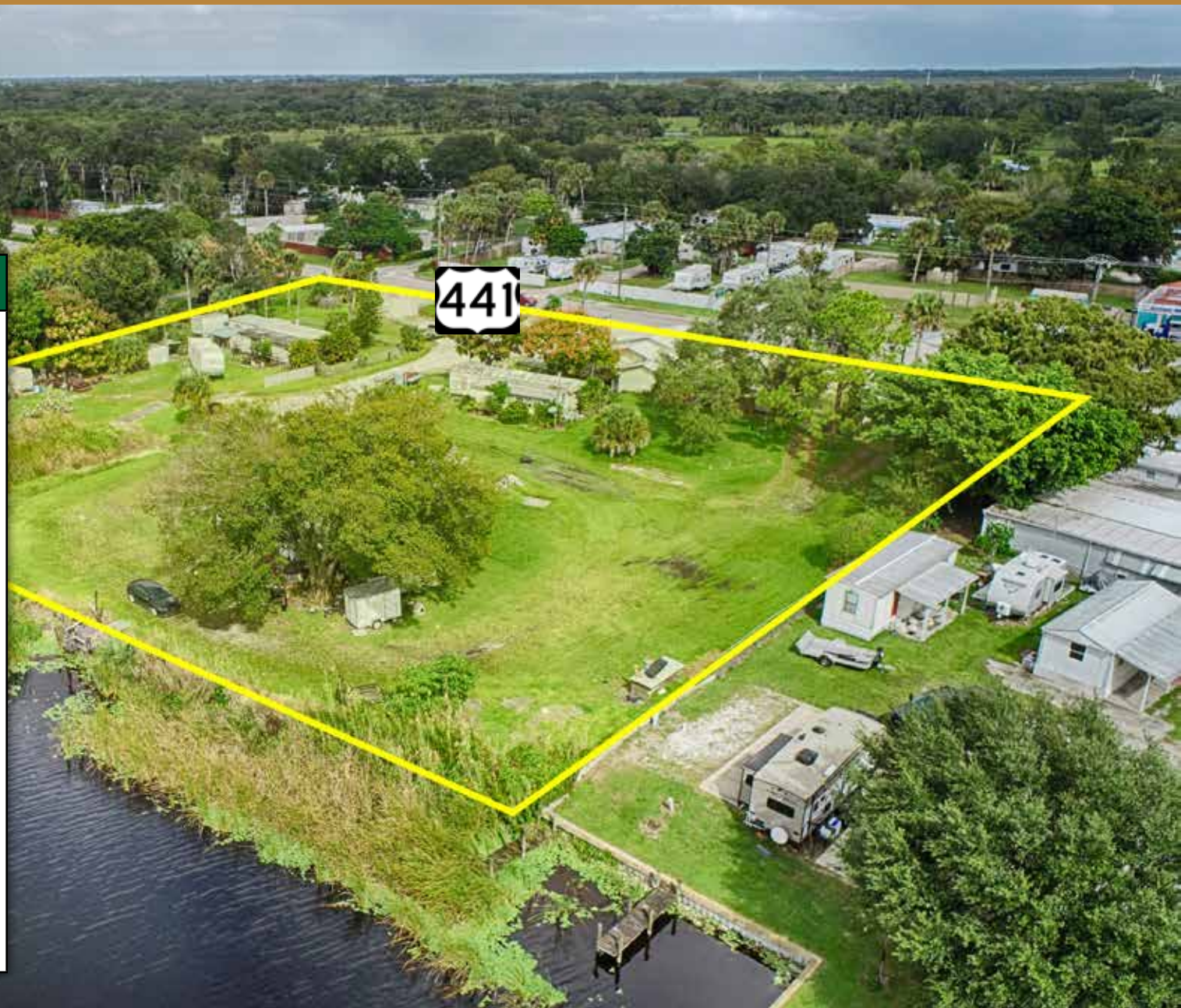
Hunter Ward, CCIM
hward@lsicompanies.com | 239.489.4066

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

PROPERTY HIGHLIGHTS

- 1.9± acre waterfront commercial property on Lake Okeechobee
- Property contains a restaurant/bar, a single family home, (4) RV lots, and (2) mobile home lots
- Income opportunities include leasing the restaurant/bar, single family home, and RV/MH lots
- (1) mobile home lot and (2) RV lots are currently leased and generating \$11,796 per year
- Great value-add opportunity with potential to expand RV/MH lot count
- Private boat ramp with direct access to Lake Okeechobee (maintenance needed)
- Private dock for temporary mooring (currently in disrepair)
- Property is located in close proximity to new commercial development





APPROVED USES*

- Medical Office
- Professional Office
- Veterinarian Clinic
- Retail Establishment
- Hotels/Motel
- Restaurant
- Barber shops
- Funeral Home
- House of Worship
- Financial Institution
- Storage (Special exception permit required)

** Complete list provided upon request*

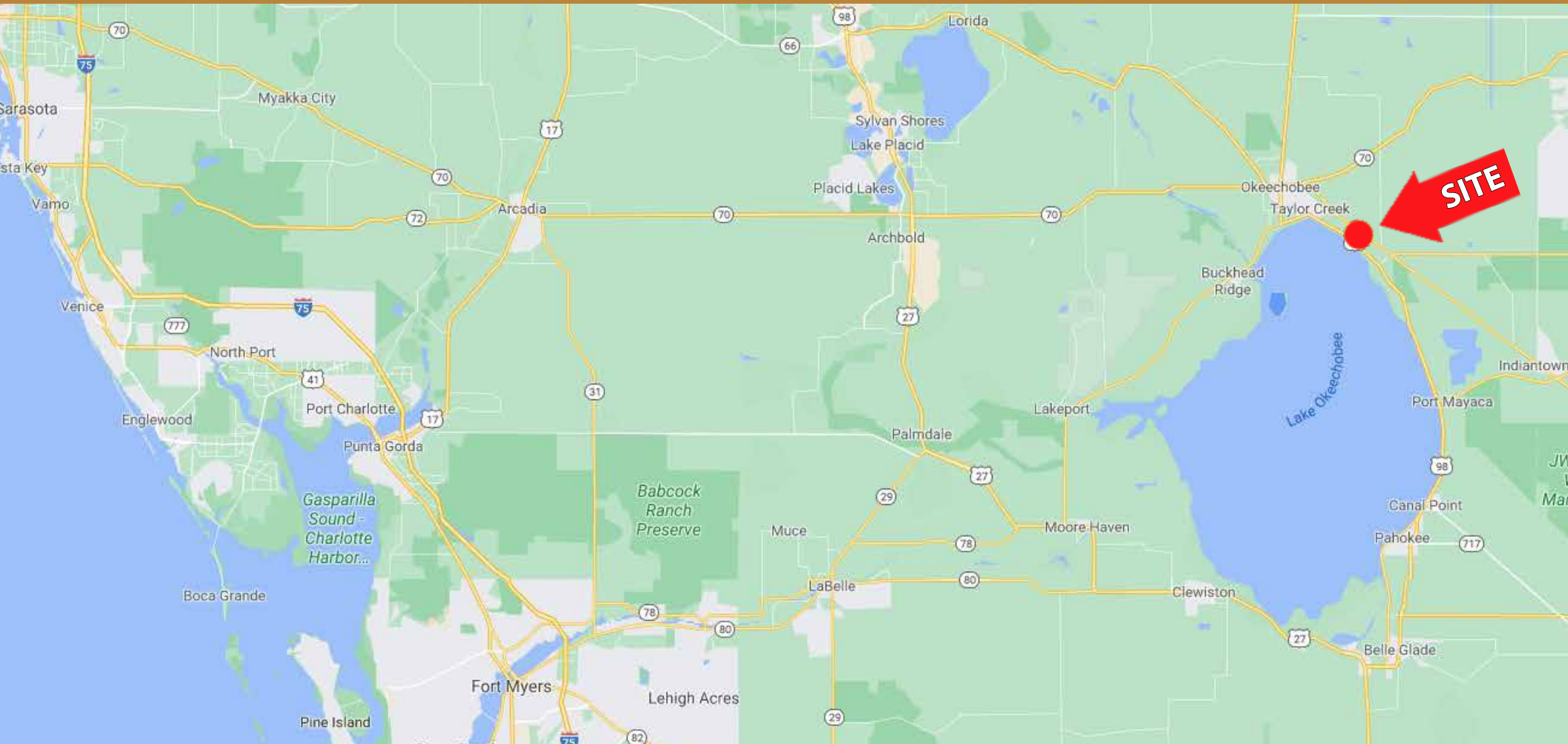


PRIOR RENTAL RATES FOR IMPROVEMENTS

- Restaurant/Bar (2,257 Sq. Ft.): \$7,200/year
- Single Family Home (1,584 Sq. Ft.): \$9,600/year
- (2) Waterfront RV Pads: \$9,600/year
- (2) Standard RV Pads: \$8,400/year
- (2) Mobile Home Lots: \$7,200/Year

TOTAL - \$42,000/year

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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.