

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

Car Wash + Condo

507 NE Park Street, Okeechobee FL 34972



For Sale
\$319,000

Listing Agent:

Alex Rodriguez-Torres

772-353-0638

rteincorporated@aol.com

Office:

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

772-286-5744

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Disclaimer Statement

This information has been prepared only for information purposes to assist a potential buyer in determining whether it wishes to proceed with an in-depth investigation of the property and/or business. Seller and any of its officers, employees or agents specifically disclaims any representation or warranty, express or implied, as to the accuracy or completeness of the offering materials or any accompanying information, and no legal commitment, obligation or liability of Seller or its officers, employees or agents shall arise by reason of the materials or accompanying information. Interested parties are expected to review independently all documents relating the property/business and the purchase. The property/business is being sold on as "AS IS, WHERE IS" and "WITH ALL FAULTS" basis. Your complete inspection of the property/business is recommended. Buyers will have an opportunity to examine the financial and legal documents, records, files and information relating to the property now in the possession of Seller, its agents or contractors. The purchase of this property will be based solely on a Buyer's own independent investigation and findings and not in reliance on any information provided by Seller, its agent or contractors. Seller, its agents or contractors shall have no liability for any incorrect information.

Seller reserves the right at all times to reject, in its sole and absolute discretion, any and all offers received by it, for any reason whatsoever, notwithstanding that a particular offer is for the highest purchase price among those offers received and meets all the terms and conditions of this offering. Seller also reserves the right at all times to waive any or all technical defects in any offers, in Seller's sole and absolute discretion. The sales process may be terminated or modified without notice at any time. In the event two or more offers are determined to fall within a competitive range, Seller reserves the right to request a best and final offer from those parties.

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Property Details

Location:	507 NE Park Street, Okeechobee FL 34972
Price:	\$319,000
Building Size:	3,376 SF
Building Type:	Car Wash
Acreage:	.325 AC
No. of Stories:	2
Traffic Count:	28,000 average daily traffic
Year Built:	2003
Construction Type:	Concrete
Parking Spaces:	Plenty
Bays:	2 Automatic Bays 4 Self-Serve Bays
Options:	<u>Lease with option to purchase available (\$3,900/mo.)</u>

Great investment opportunity! Turn-key Car Wash + Condo business consisting of six bays, four which are self-serve and two are automatic.

CBS construction with concrete block dividing walls between the Car Wash + Condo bays, there is also a condo unit (2nd floor) for an on-site Manager. Equipment has been completely reconditioned and the Car Wash + Condo is ready for business!

Near Prime location in Downtown Okeechobee, with traffic count at high as 31,500 cars per day.



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2015 Demographics

Population (Daytime)

1 mile	2,871
3 mile	21,758
5 mile	28,968

Average Household Income

1 mile	\$50,790
3 mile	\$49,457
5 mile	\$48,923

Median Age

1 mile	39
3 mile	40
5 mile	38

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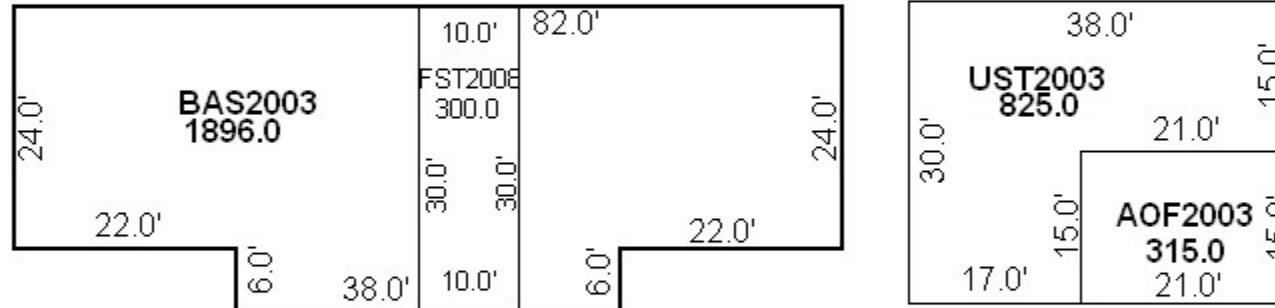
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Property Photos



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Property Aerial



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