

FOR SALE

PRICE REDUCED • NOW \$720,000

SHORECREST OF OKEECHOBEE

207 SE 6th Avenue

OKEECHOBEE, FL 34974 • TAYLOR CREEK WATERFRONT • MULTI-FAMILY QUADPLEX



EXECUTIVE SUMMARY

APEX Capital Realty is proud to present 207 SE 6th Avenue - a rare waterfront multi-family quadplex - four units set directly on Taylor Creek, with open access to Lake Okeechobee. Built in 1988 on a generous 21,475 SF lot, the property is 100% vacant, freshly painted, professionally cleaned, and turnkey - all four units are ready to lease at today's market rents immediately. A new metal roof was installed within the past two years; every unit has central A/C and in-unit washer/dryer.

Now priced to sell at \$720,000 - reduced from \$890,000 by a motivated seller - this is a hands-on operator's opportunity: set market rents from day one with no legacy leases in place. A ~1,000 SF waterfront deck and expansive private backyard overlook the creek, a 6' x 30' concrete seawall offers dock and slip potential, and downtown restaurants, shopping, and entertainment are within walking distance.

INVESTMENT HIGHLIGHTS

- ➔ **Priced to Sell:** ~~\$890,000~~ **\$720,000** · **Motivated seller**
- ➔ 100% Vacant & Turnkey · Freshly painted, cleaned, rent-ready today
- ➔ Taylor Creek Waterfront · Direct frontage to Lake Okeechobee
- ➔ Walkable to Downtown · Restaurants, shopping & entertainment on foot
- ➔ ~1,000 SF Deck + 6' x 30' Seawall · Dock/slip income potential
- ➔ Operator's Opportunity · Set today's market rents from day one
- ➔ New Metal Roof · Replaced ~2 years ago; durable & low-maintenance



PRICE REDUCED ~~\$890,000~~ **\$720,000**

PROPERTY SNAPSHOT

SALE PRICE	\$890,000 \$720,000
BUILDING SIZE	3,873 SF
LOT SIZE	21,475 SF (0.49 Acres)
YEAR BUILT	1988
UNIT MIX	(2) 2BR/2BA, (2) 1BR/1BA
STABILIZED INCOME	~\$67,200 · Pro Forma
STABILIZED NOI	~\$43,000 · Pro Forma
PRICE / DOOR	~\$200,000
WATERFRONT	Taylor Creek / Lake Okeechobee



FRONT ELEVATION • COVERED PORCH WITH SEPARATE UNIT ENTRIES

APN	R3-21-37-35-0020-02520-0010
ROOF	Metal · Replaced ~2 Years Ago
HVAC	Central A/C in Each Unit
WASHER / DRYER	In Each Unit
OCCUPANCY	100% Vacant · Rent-Ready

WATERFRONT & OUTDOOR AMENITIES



EXTERIOR PHOTOS



INTERIOR PHOTOS



UNIT MIX & FINANCIAL OVERVIEW

UNIT MIX

UNIT	TYPE	APPROX SF	MARKET RENT
1	2BR / 2BA	±1,150 SF	\$1,550 / mo
2	2BR / 2BA	±1,150 SF	\$1,550 / mo
3	1BR / 1BA	±800 SF	\$1,250 / mo
4	1BR / 1BA	±800 SF	\$1,250 / mo
TOTAL		3,900 SF	\$5,600 / mo

PROPERTY FEATURES

- ➔ Metal roof replaced ~2 years ago
- ➔ Freshly painted & cleaned · rent-ready
- ➔ Washer/dryer and dishwasher in every unit
- ➔ Central air conditioning in all units
- ➔ ~1,000 SF waterfront outdoor deck
- ➔ 6' x 30' concrete seawall - dock potential
- ➔ Walking distance to downtown dining, shopping & entertainment

STABILIZED SUMMARY (PRO FORMA)

STABILIZED GROSS INCOME	~\$67,200
OPERATING EXPENSES	~(\$24,200)
STABILIZED NOI	~\$43,000

VALUATION · PRICE REDUCED

~~\$890,000~~ **\$720,000**

~\$200,000 / DOOR · MOTIVATED SELLER

OPERATOR'S UPSIDE

All four units are vacant, freshly painted, and rent-ready - a hands-on operator can set today's market rents from day one, then add a boat dock / slip on the existing seawall for revenue beyond base rents.

AERIAL PHOTOS



AERIAL LOCATION VIEW



LOCATION & CONNECTIVITY



MAJOR ROADWAYS

SR 70	Primary east-west arterial through Okeechobee; connects to Fort Pierce & I-95 to the east
US 441 / US 98	North-south corridor (Parrott Ave); main retail & services spine of Okeechobee
SR 710	57-mile direct link southeast to West Palm Beach & Palm Beach County
US 27	North-south route connecting to Lake Placid, Sebring & central Florida

REGIONAL DESTINATIONS

LAKE OKEECHOBEE	Direct access via Taylor Creek - 730 sq mi lake, Florida's largest freshwater body
FORT PIERCE	~35 miles east via SR 70 - Atlantic coast & I-95
WEST PALM BEACH	~60 miles southeast via SR 710 - Palm Beach International Airport



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