



PROPERTY DESCRIPTION

This income-producing asset is located in Arcadia, Florida and home to tenants such as the Department of Corrections, Jackson Hewitt Tax Services Inc., RMZ Realty, Sweet T's Subs and Arbitration Insurance. The Department of Corrections is a government-backed lease. With 1,000 SF of vacant space on the second floor, there is opportunity to increase gross rental income. Along with retail and office space, this property also has a 2,183-SF warehouse space and an 840-SF storage bay. All leases are triple net. This site is also located in an opportunity zone.

PROPERTY HIGHLIGHTS

- Income-producing asset with triple net leases
- NOI: \$71,831.56
- Upside potential with vacancy lease-up
- Includes a government-backed lease
- E-commerce resistant tenant roster



OFFERING SUMMARY

LOT SIZE:	1.75 Acres
BUILDING SIZE:	13,179 SF
NOI:	\$71,831.56
PARKING SPACES:	50

ON-SITE INSPECTIONS

All on-site inspections are by appointment only. Please contact Jonathan Cuticelli to set up an appointment.

AUCTION INFORMATION

- This auction is being conducted subject to the terms of sale, as stated in the bidder's information packet and purchase & sale agreement.
- A 5% buyer's premium will be added to the high bid price per the terms of sale.