

MEDICAL OFFICE CONDO

2027 US Hwy 441 N, Okeechobee, FL 34972

**1,957-SF
MEDICAL OFFICE CONDO**



FOR SALE | \$300,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

- Prime medical office opportunity located directly on US 441 in Okeechobee, FL. This 1,957 SF shell space is part of a three-tenant medical building, positioned between two established medical practices, creating an ideal setting for a variety of healthcare providers.
- The site is strategically located across from the Florida Community Health Center and just minutes from HCA Florida Raulerson Hospital, along with numerous other healthcare offices and services.
- The interior is a customizable shell, ready to be configured for multiple medical uses such as primary care, specialty practices, or wellness services.
- With strong neighboring medical tenants and its prime location within a growing healthcare hub, this space presents a rare opportunity for an owner-user or investor to establish a presence in Okeechobee's growing medical community.



PRICE	\$300,000
CONDO SIZE	1,957 SF
BUILDING TYPE	Medical Offices
ACREAGE	.044 AC
FRONTAGE	150'
TRAFFIC COUNT	22,500 ADT
YEAR BUILT	2011
PARKING SPACE	40
ZONING	(C-2) Heavy Commercial
LAND USE	Commercial Corridor Mixed Use
PARCEL ID	1-09-37-35-0050-00000-2027

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DEMOGRAPHICS

2024 Population Estimate		2024 Average Household Income		Average Age	
1 Mile	1,363	1 Mile	\$33,742	1 Mile	37.3
3 Mile	15,624	3 Mile	\$68,062	3 Mile	38.2
5 Mile	27,004	5 Mile	\$64,650	5 Mile	41.5
2029 Population Projection		2024 Median Household Income		Median Age	
1 Mile	1,443	1 Mile	\$28,749	1 Mile	36.2
3 Mile	16,536	3 Mile	\$47,667	3 Mile	37.1
5 Mile	27,713	5 Mile	\$44,811	5 Mile	41.7

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ZONING INFORMATION

2.04.09. C-2 heavy commercial.

These districts are intended primarily for general commercial activity.

A. Permitted principal uses and structures.

1. Clinic (including pain management clinics)/office, medical and dental, chiropractor, optometrists, optician and oculist.
2. Professional offices, such as accountant, architect, attorney, engineer, land planner, surveyor and similar use.
3. Business offices, such as real estate broker, insurance agent, stock broker, manufacturer's agent and similar uses.
4. Child or day care center.
5. Hospital, medical clinic, nursing home, assisted living facility, sanitarium.
6. Schools with conventional academic curriculums, colleges and universities.
7. Boutique, apparel shops.
8. Vocational, technical, trade or business school.
9. Public parks, playgrounds, playfield and government buildings; public libraries.
10. Existing cemetery, columbarium or mausoleum with boundaries existing at the date of these regulations.

11. Railroad right-of-way, utilities rights-of-ways.
12. Home occupations.
13. Public utility building and facilities necessary to serve surrounding neighborhoods, wireless communications facilities pursuant to section 7.10.
14. Veterinarian's office or veterinary hospital where all services and activities occur indoors.
15. Nurses home or similar housing for institutional employees, convent or monastery.
16. Establishments for the sale of goods at retail (except wine or alcoholic beverages), but not manufacturing establishments.
17. Banks and financial institutions.
18. Hotels and motels, bed and breakfast establishments.
19. Service establishments such as barber or beauty shop and restaurant (but not drive-in restaurant).
20. Funeral home, letter shops or printing, rental of automotive vehicles, recreational vehicles or utility trailers in running order with storage of all rental vehicles or trailers on paved surfaces (but not repair).
21. Dance or music studio, photographic studio and similar activities.
22. Employment offices, union hall.

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ZONING INFORMATION

23. Private clubs and lodges.

24. Commercial parking lots (paved) or parking garages (but not repair).

25. Houses of worship, revival and gospel establishments.

26. Retail plant nursery, outdoor vegetable, fruit, poultry or fish market (but not individual plant, vegetable, fruit, poultry, fish or other similar stand except as may otherwise be permissible by this Code).

B. Prohibited uses and structures. Any use or structure not specifically, provisionally, or by reasonable implication permitted herein.

C. Accessory uses and structures. Uses and structures which are:

1. Customarily accessory and clearly incidental and subordinate or permitted or permissible uses and structures.

2. Located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership.

3. Within the principal structure, and in

connection with permitted or permissible uses and conventional structures, apartments or quarters only for occupancy by owners or employees. It is specifically the intent of this subsection to prohibit detached dwelling units as an accessory use within the C2 zone.

(Ord. No. 99-09, § 1(Exh. B), 8-12-99; Ord. No. 2005-12, 1(Exh. A), 7-28-05; Ord. No. 2011-01, § 2(2.1), 7-28-11)

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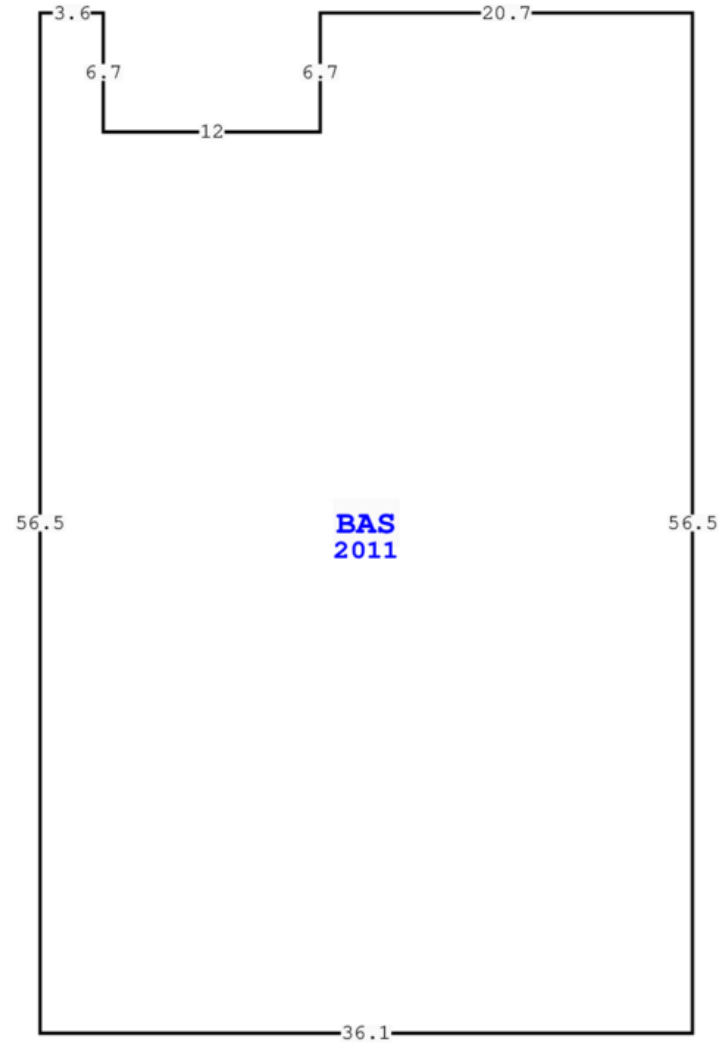
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FLOOR SKETCH



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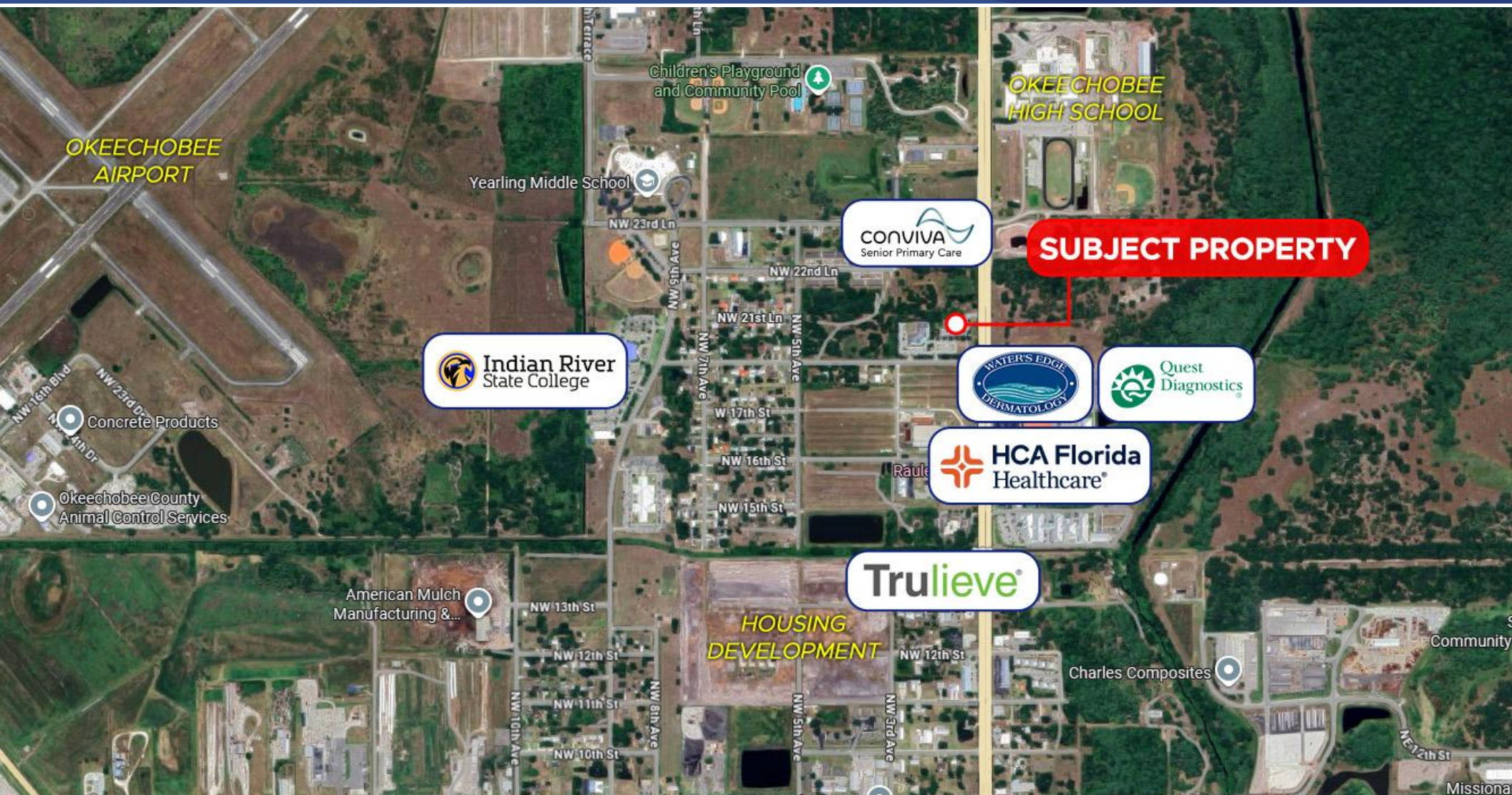
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TRADE AREA MAP



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