



REAL ESTATE AUCTION

**Multifamily Duplex on
Large Lot**

Sebring, Florida

**ONLINE AUCTION
EVENT
JULY 31ST
AT 11 AM ET**

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OVERVIEW

REAL ESTATE AUCTION

Fisher Auction Company, Trustee Realty and Coldwell Banker Highlands Properties are pleased to present via Online Auction Event a Multifamily Duplex on Large Lot in the Heart of Historic Sebring, Florida.

PROPERTY HIGHLIGHTS

- Prime Location in the Heart of Sebring on a Large .23± Acre Lot
- Nice Multifamily Duplex with each side having 2 Bedrooms, 1 Bathroom and a 1 Car Garage
- Close to Public Lake Access, Shopping and Major Thoroughfares
- Corner Lot with Mature 40 Foot Oak Tree
- Within 2 Hours to Southwest Florida International Airport
- Great Investment Property with Upside Rental Income
- Well Built Structure with CBS Construction
- Current Tenants on a Month-to-Month Agreement
- Within Minutes to Downtown Sebring Historic District, Sebring International Raceway, Highlands Hammock State Park and many other Area Attractions
- Enjoy the relaxing Old Florida Charm while being only 1.5 Hours to Florida's East and West Coasts



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OVERVIEW

REAL ESTATE AUCTION

PROPERTY DETAILS

- **Address:** 3503 Scenic Hwy, Sebring, FL 33870
- **Directions:** From US 27 go East on Sebring Parkway to Scenic Highway. Turn left and proceed to address on your left
- **Multifamily Duplex:** Total of 2,498± Square Feet with each side having a 2 Bedroom, 1 Bathroom Unit and Single Car Garage
- **Location:** North side of Scenic Highway
- **Construction:** Concrete Foundation, Block Construction, Asphalt Shingle Roof, Stucco and Brick Siding, Aluminum Windows, Tile / Carpet Flooring
- **Zoning:** R3 - Multifamily
- **Flood Zone:** Zone X / Panel No. 12055C0138C
- **2023 Taxes:** \$2,524.57
Parcel No. C-13-34-28-111-0000-0060
- **HVAC:** Central System
- **Year Built:** 1976
- **Frontage:** 80± Feet along Scenic Highway
- **Land Area:** .23± Acres / 10,320± Square Feet
- **Legal Description:** SCENIC EST ADD PB 12 PG 4 LOT 6
- **Utilities:** Municipal Water and Septic System



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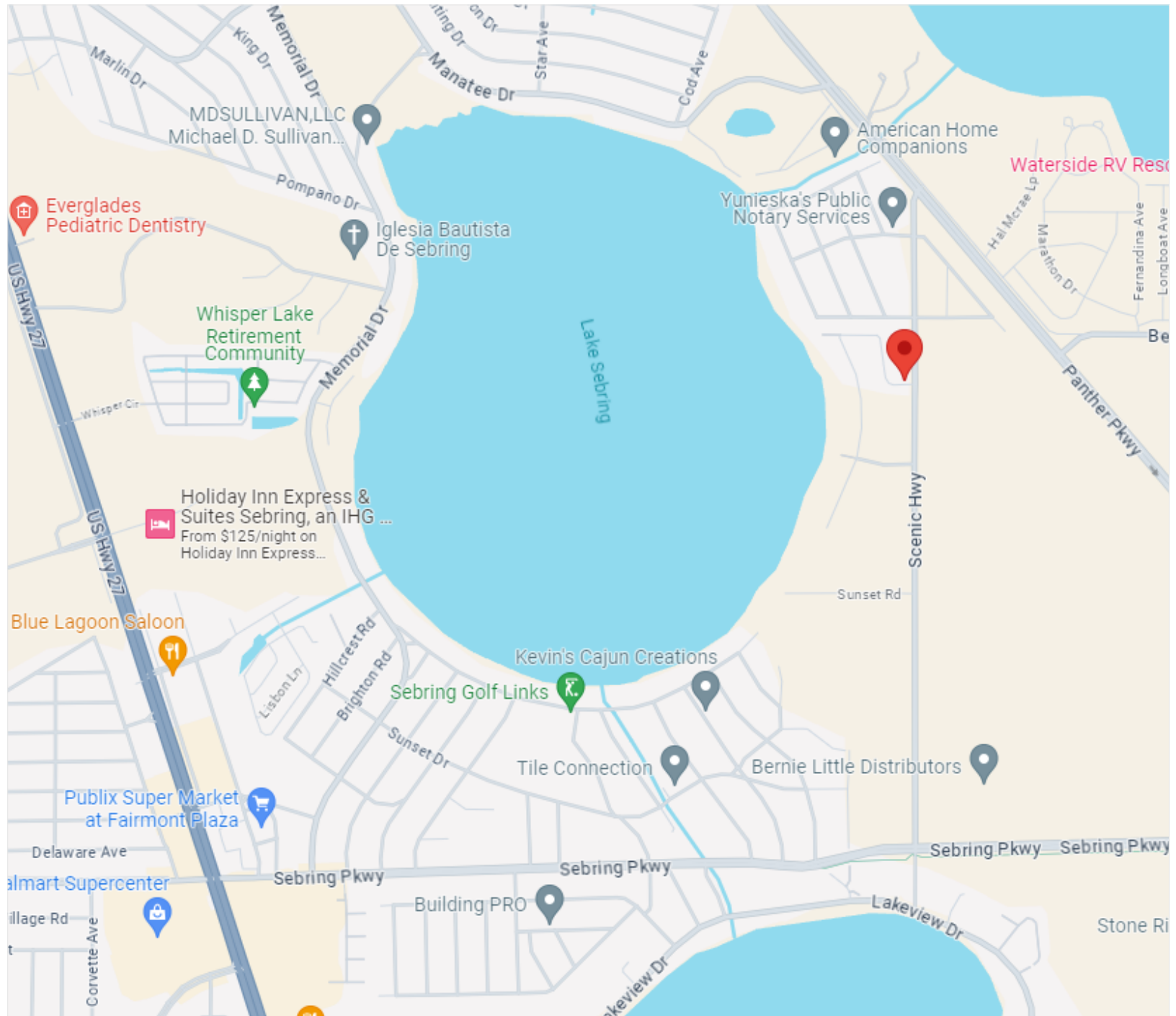
PROPERTY PHOTOGRAPHS

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LOCATION MAP

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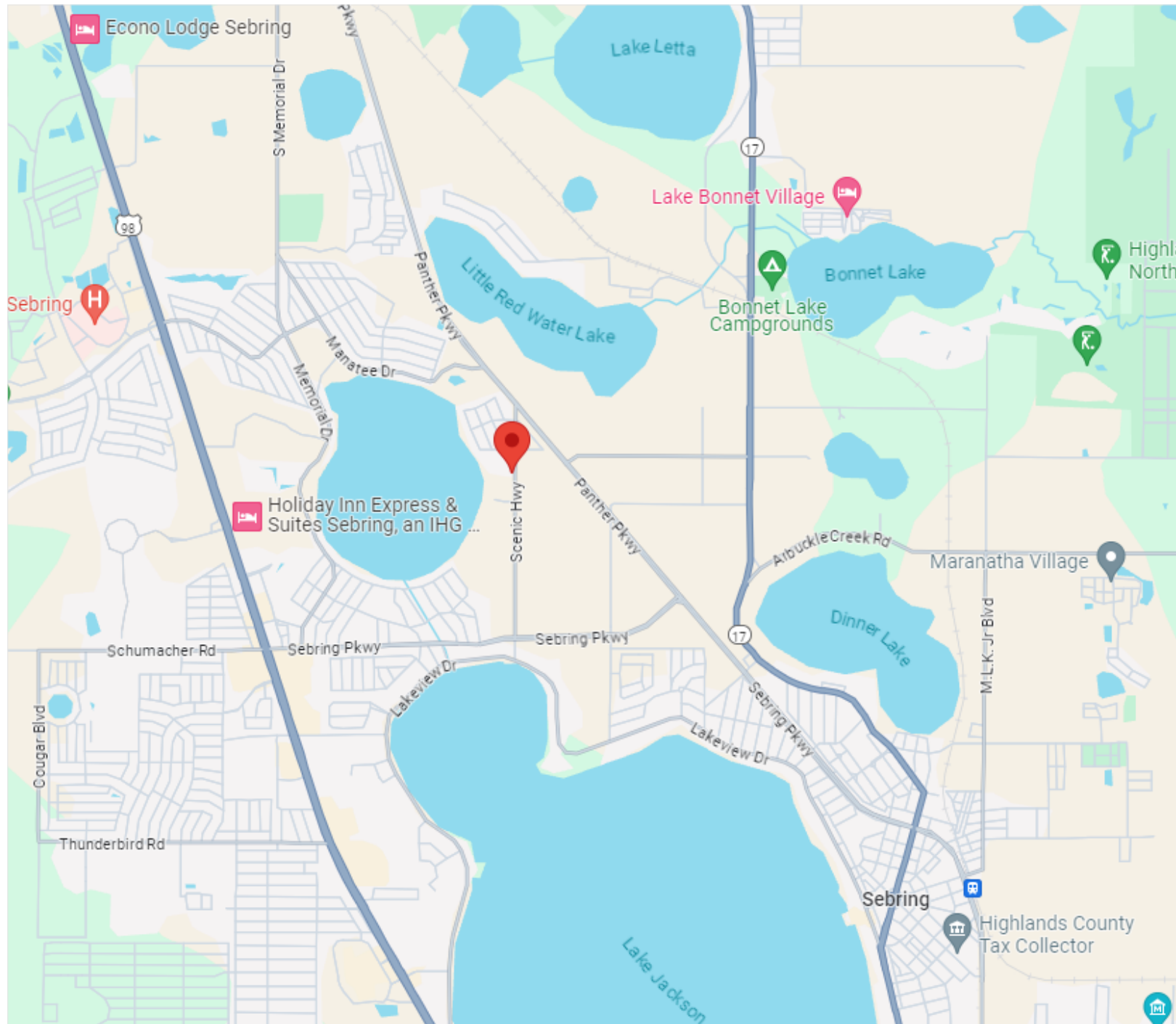


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LOCATION MAP

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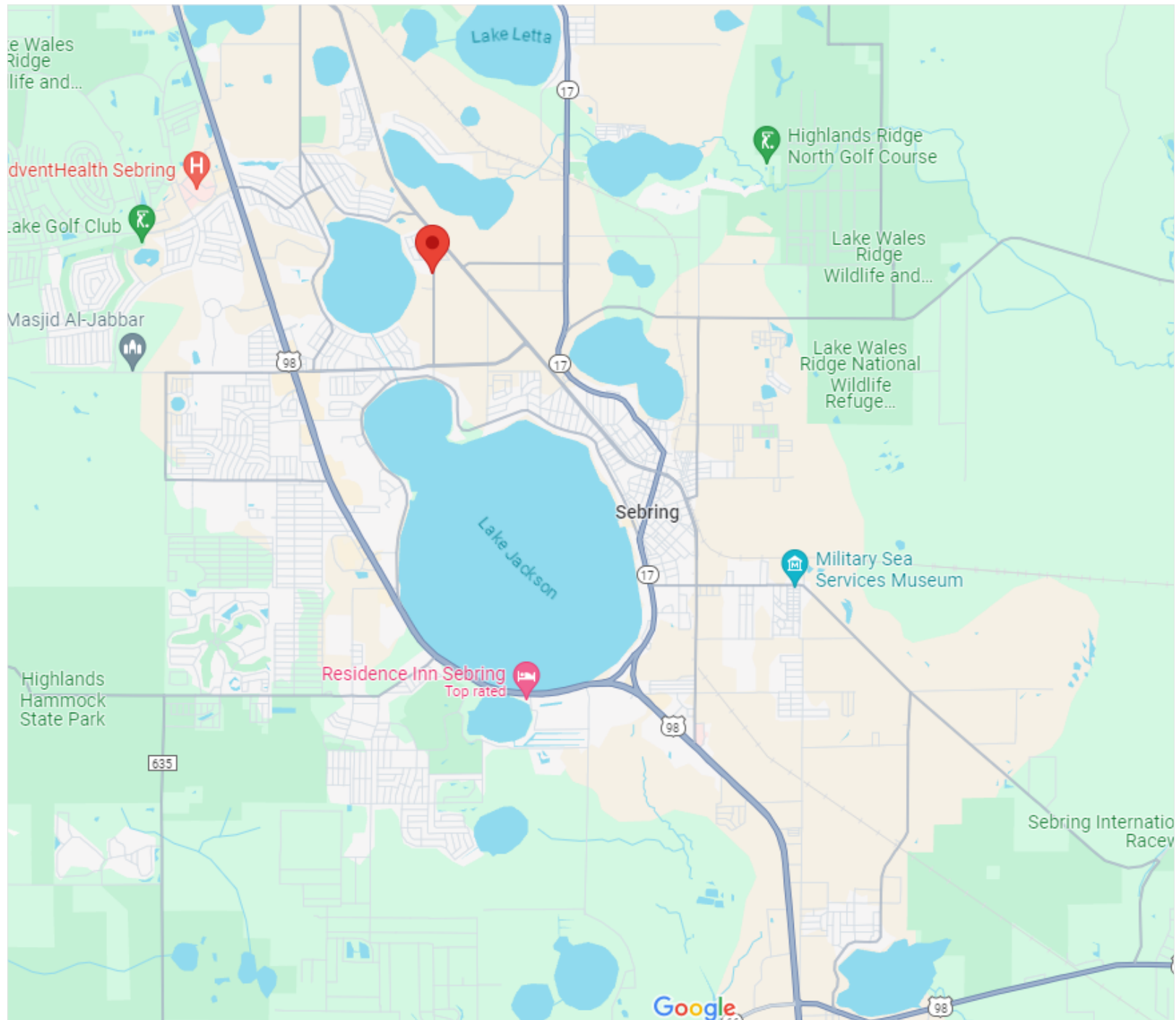


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LOCATION MAP

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AUCTION SUMMARY

REAL ESTATE AUCTION

Auction Date / Time:	Begins - Wednesday, July 31, 2024 @ 11:00 AM ET Ends - Wednesday, July 31, 2024 @ 1:00 PM ET
Online Only Auctions:	Online Auctions will be held on Fisher Auction's Exclusive Bidding Platform - Bid.Fisherauction.com
Property Tours:	Please Contact: Francis D. Santos at Francis@fisherauction.com / 754.220.4116 for Private Showings

AUCTION METHOD

- The Final Bid Price for the Property shall be determined by competitive bidding at the Auction. The Property is being sold to the Highest and Successful Bidder at or above a bid price of \$145,000.00 plus the ten percent (10%) Buyer's Premium, subject to the terms and conditions of the Governing Documents.

QUALIFYING BIDDER REQUIREMENTS

- Wire into Temple Title, LLC's Real Estate Escrow Account (the "Escrow / Settlement Agent") via a federal wire transfer in U.S. Funds (not an ACH Credit), a \$5,000 Initial Escrow Deposit no later than 5:00PM, ET on Tuesday, July 30th, 2024. Contact Fisher Auction Company for wiring instructions via email info@fisherauction.com or call 954.942.0917.
- The Highest and Best Bidder will execute the non-contingent Real Estate Sales Contracts immediately following the Auction. An Additional Escrow Deposit totaling (10%) of the total purchase price in U.S. Funds will also be due via a Federal wire transfer to Temple Title, LLC's Real Estate Escrow Account ("the Escrow / Settlement Agent"), within twenty-four (24) hours of the conclusion of the Auction.

BROKER PARTICIPATION

- 2.5% of the Final Bid Price
- Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form.

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AREA OVERVIEW

REAL ESTATE AUCTION

The lakeside city of Sebring, near the center of the Florida peninsula roughly halfway between Bradenton on the west coast and Fort Pierce on the east, offers visitors the excitement of car racing, a historic downtown of boutiques, galleries, and restaurants, and a host of parks and nature preserves for outdoor adventures.

Sebring International Raceway, the country's premier endurance sports car racing facility, brings more than 300,000 people annually to the area to experience the exhilaration of its more than 175 events each year, including 12 Hours of Sebring.

Another kind of excitement can be found in Sebring's parks and on the waterways, from airboat tours on Lake Istokpoga to exploring the cypress swamp at Highlands Hammock State Park on foot and fishing some of the area's nearly 100 lakes. Highlands Hammock, which spans 9,000 acres that are home to more endemic and rare species than any other state park in Florida, offers nine trails, a three-mile bike loop, and a tram service that takes visitors through the park.

*INFORMATION OBTAINED FROM <https://www.visitflorida.com/places-to-go/central/sebring/>



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Large Lot

Sebring, Florida



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AUCTION COMPANY



COLDWELL BANKER

HIGHLANDS
PROPERTIES



TRUSTEE REALTY