



REAL ESTATE AUCTION

**43 Unit Apartment Building
and 2 Commercial Units**

Belle Glade, Florida

**ONLINE AUCTION
EVENT
JUNE 12TH
AT 11 AM ET**

CONTENTS

REAL ESTATE AUCTION

OVERVIEW	3
UNIT MIX	5
PROPERTY PHOTOGRAPHS	6
LOCATION MAPS	9
AUCTION SUMMARY	12
AREA OVERVIEW	13



DISCLAIMER AND CONFIDENTIALITY

THIS AUCTION PROPERTY PACKAGE HAS BEEN PREPARED SOLELY FOR INFORMATION PURPOSES TO ASSIST A POTENTIAL BIDDER IN DETERMINING WHETHER IT WISHES TO PROCEED WITH AN IN-DEPTH INVESTIGATION OF THE PROPERTY. THE SELLER AND IT'S AGENT FISHER AUCTION COMPANY, SPECIFICALLY DISCLAIM ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS PROPERTY INFORMATION PACKAGE OR OF ANY OF ITS CONTENTS. ALL FINANCIAL INFORMATION IS PROVIDED FOR GENERAL REFERENCE PURPOSES ONLY. THE PROPERTY IS BEING SOLD IN "**AS IS**," "**WHERE IS**" **CONDITION** AS OF THE DATE OF THE CLOSING THEREON. THE SELLER WILL MAKE NO AGREEMENT TO ALTER, REPAIR OR IMPROVE THE PROPERTY. THE SELLER AND FISHER AUCTION COMPANY DISCLAIM ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, CONCERNING THE PROPERTY DISCUSSED IN THIS PROPERTY INFORMATION PACKAGE AND THE ASSOCIATED DATA ROOM. THE SELLER AND FISHER AUCTION COMPANY HAVE ONLY LIMITED KNOWLEDGE OF THE CONDITION OF THE PROPERTY. THE PURCHASE OF THE PROPERTY WILL BE BASED SOLELY ON A BUYER'S OWN INDEPENDENT INVESTIGATION AND FINDINGS AND NOT IN RELIANCE ON ANY INFORMATION PROVIDED BY THE SELLER AND FISHER AUCTION COMPANY.

OVERVIEW

REAL ESTATE AUCTION

Fisher Auction Company is pleased to present via an Online Auction Event a 43 Unit Multifamily Apartment Building with Retail and Commercial Space in Belle Glade, Florida.

PROPERTY HIGHLIGHTS

- Prime Investment Property with 43 Apartments and a Retail /Commercial Building
- Units and Building have been recently renovated and consist of 1,2 and 3 Stories
- Close Proximity to Lake Okeechobee and Wildlife Sanctuaries
- Central Location to Employment Centers with attractive commute times that include 1 Hour to West Palm Beach, 1.5 Hours to Miami and 1.45 Hours to Fort Myers
- Major Air Travel is located within 1 Hour to Palm Beach International Airport
- Perfect Investment with good monthly gross and above average occupancy
- Palm Beach County is experiencing Rising Job Growth, a Healthy Jobs Market and Steady Residential Construction
- Belle Glade has easy access to main transportation networks in the South Florida metropolitan area. The city has a stable economy supported by the manufacturing, retail, and healthcare sectors.



OVERVIEW

REAL ESTATE AUCTION

PROPERTY DETAILS

- **Address:** 417 Southwest 6th Street, Belle Glade, Florida 33430
- **Location:** Northeast Corner of SW 6th Street and Dr. MLK Blvd
- **Directions:** From US Highway 27 go East on E Palm Beach Road. Continue to Dr MLK Blvd. Turn left and proceed to SW 6th Street. Property is on the Northeast Corner
- **Access:** SW 6th Street, SW Avenue E and SW 5th Street
- **Building Size:** 17,556± Gross Square Feet. 16,720± Rentable Square Feet
- **Land Area:** 20,473± Square Feet / .47± Acres
- **Current Use:** 43 Multifamily Rental Apartments and Retail and Office Lease
- **Construction:** Concrete Masonry Construction, Single Pane Aluminum Windows, Built-Up Tar & Gravel Roofing
- **HVAC:** Window Units
- **Year Built:** 1957, Recent Renovations
- **Frontage:** 75± Feet along SW 6th Street and SW 5th Street and 275± Feet along Dr MLK Blvd
- **Zoning:** B-2, Business District. See the Zoning Section for Permitted Uses and Building Requirements
- **Taxes:** 2024 Total - \$29,613.00
- **Parcel Control No.:** 04-37-43-31-15-002-0010
- **Flood Zone:** Zone X
- **Utilities:** Individually Metered Municipal Water and sewer (Tenant Pays)
- **Electric:** Individually Metered Units (Tenant Pays)
- **Parking:** 19 Surface Parking Spaces
- **Unit Mix:** 24 Efficiencies / 19 One Bedroom Units
- **Unit Size:** Efficiencies - 330± SF One Bedroom Units - 400± SF
- **Commercial Building:** Two Units totaling 1,200± SF



UNIT MIX

Unit Type	Area	Total Count	Total Area
Studio	330 SQFT	24	7,920 SQFT
1 Bedroom / 1 Bathroom	400 SQFT	19	7,600 SQFT
Commercial Units	600 SQFT	2	1,200 SQFT
Totals		45	16,720 SQFT



PROPERTY PHOTOGRAPHS



PROPERTY PHOTOGRAPHS

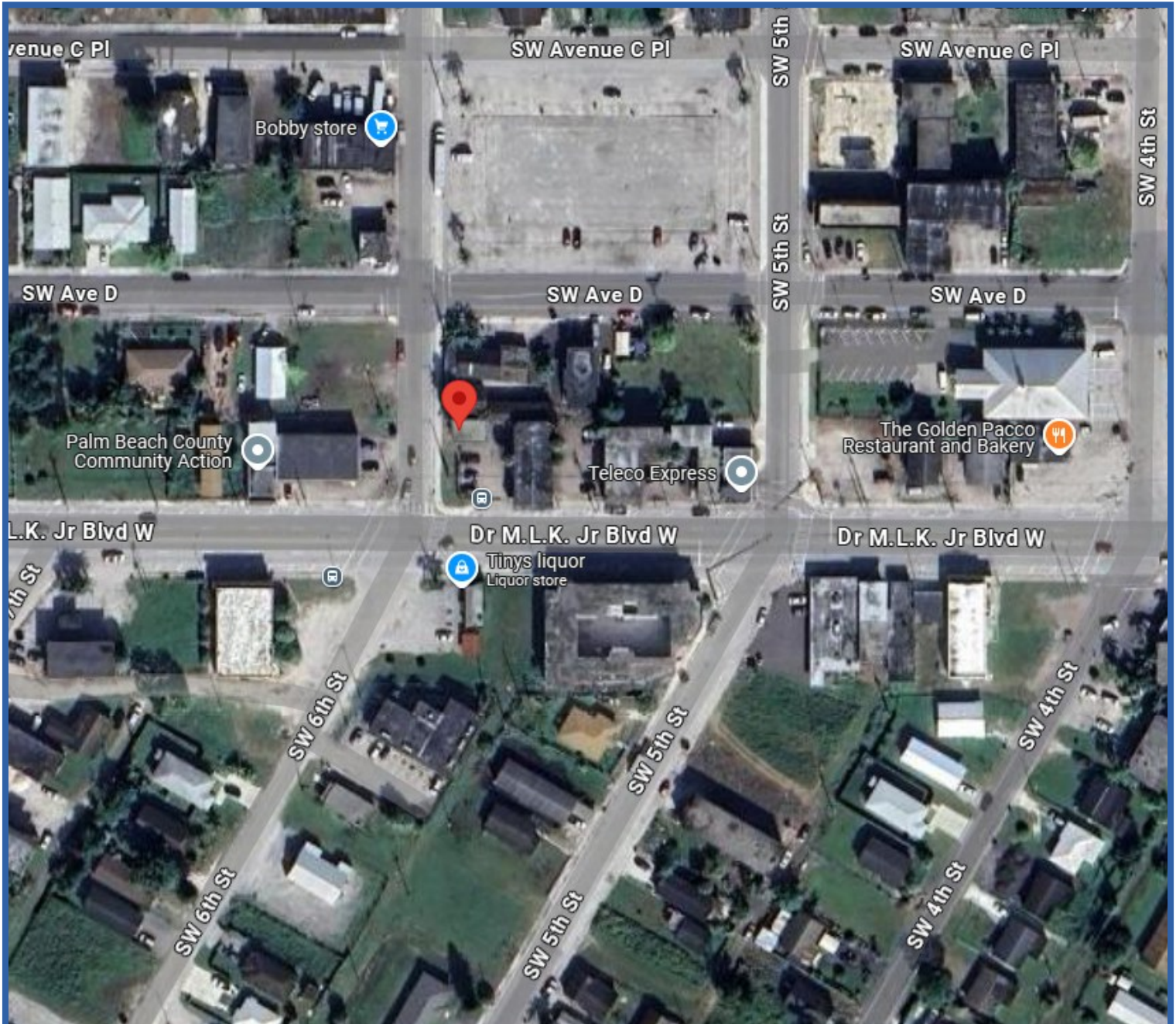


PROPERTY PHOTOGRAPHS

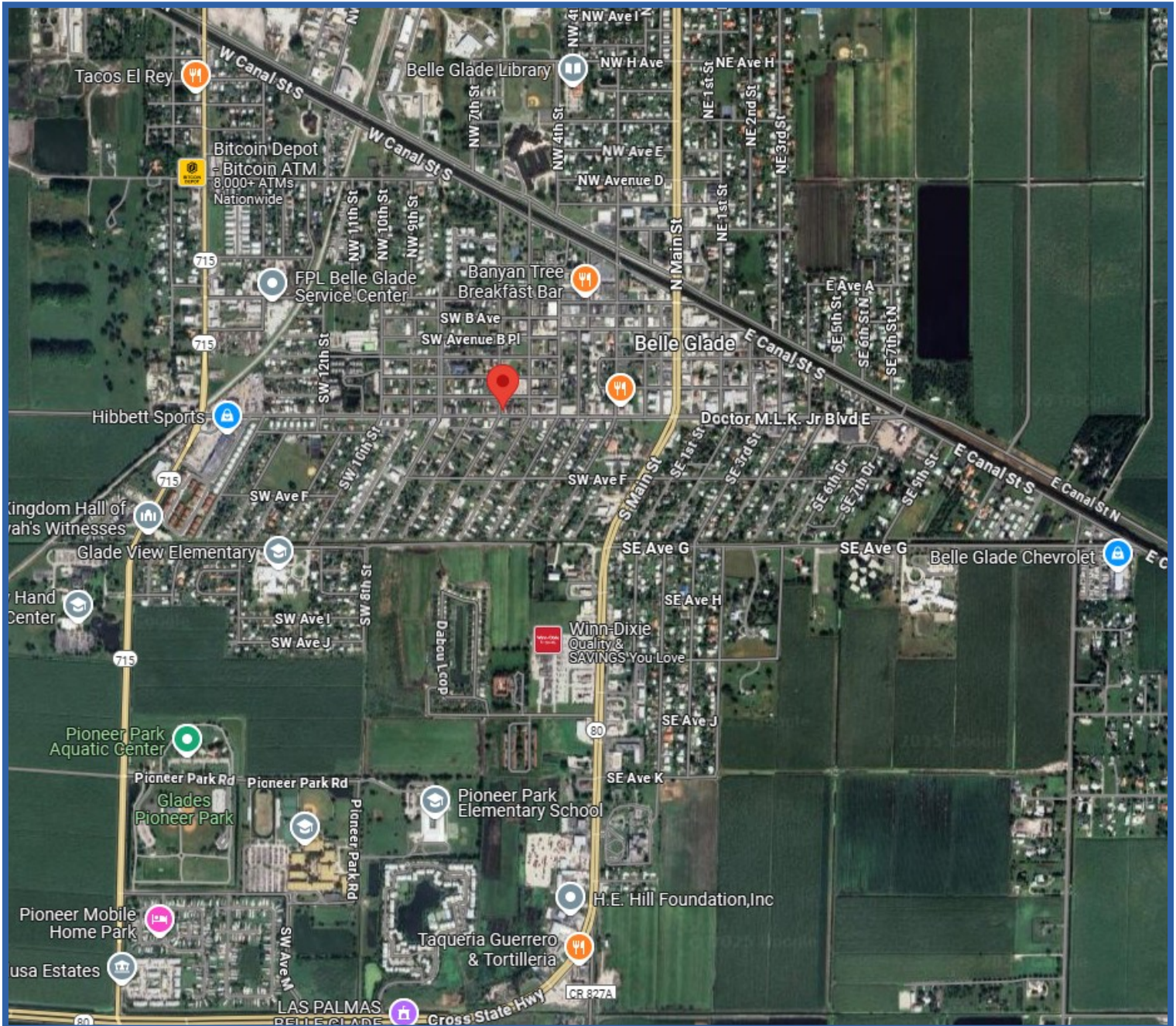


LOCATION MAP

REAL ESTATE AUCTION

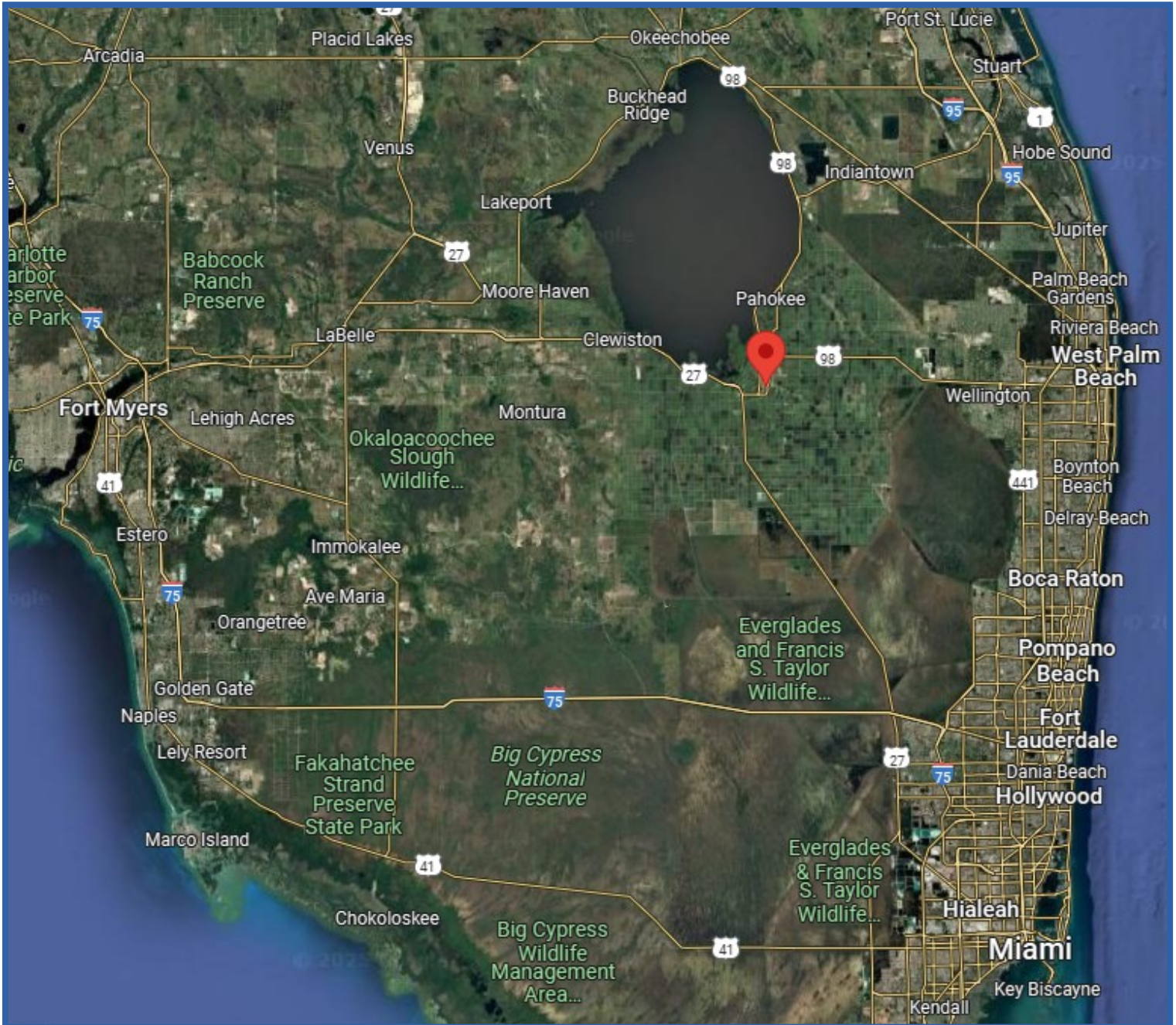


LOCATION MAP

REAL ESTATE
AUCTION

LOCATION MAP

REAL ESTATE AUCTION



AUCTION SUMMARY

REAL ESTATE AUCTION

Auction Date / Time:	Begins - Thursday, June 12, 2025 @ 11:00 AM ET Ends - Thursday, June 12, 2025 @ 1:00 PM ET (Subject to Time Extensions)
Online Auction Only:	Online Auction 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 Scheduled Tour Dates

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 \$1,500,000.00 plus the seven percent (7%) Buyer's Premium, subject to the terms and conditions of the Governing Documents.

QUALIFYING BIDDER REQUIREMENTS

- Wire into The Tarich Law Firm P.A. IOTA Trust Account (the "Escrow / Settlement Agent") via a Federal wire transfer in U.S. Funds (not an ACH Credit) a \$50,000 Initial Deposit (plus a \$40.00 wire fee) to be received by the Escrow / Settlement Agent no later than 5:00 PM ET on Wednesday, June 11, 2025 (the "Initial Deposit"). 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 Commercial Contract with any and all addenda, 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 The Tarich Law Firm P.A. IOTA Trust Account (the "Escrow / Settlement Agent") within twenty-four (24) hours of the conclusion of the Auction.

BROKER PARTICIPATION

- 2% of the Final Bid Price
- Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form.

AREA OVERVIEW

REAL ESTATE AUCTION

Over the years and into today, the Glades maintains being a major hub of the Florida Heartland as one of the country's top suppliers of vegetables, fruits and sugar cane. Although green beans led the way at one time, today's most important crops are celery, lettuce, sweet corn, and sugar cane. The area is also well known for its ornamental cane fields and sod farms.

Today, Belle Glade maintains its agricultural and "small town" roots. The current population represents many diverse ethnic backgrounds and is just under 18,000 residents. Belle Glade has five elementary schools, 1 middle school, 1 high school, and a private school as well as a campus of Palm Beach State College.

Belle Glade has a local theater, the Dolly Hand Cultural Arts Center, that has been providing the community with quality arts and entertainment since 1982 and a local museum, the Lawrence E. Will Museum of the Glades, with a collection of artifacts from the Seminoles, early pioneer settlements, agricultural tools and innovations, the early hurricanes of the 20th century, and local history records through the 1960s.

*INFORMATION OBTAINED FROM BELLEGLADEGOV.COM

DEMOGRAPHIC

	BELLE GLADE, FL	PALM BEACH COUNTY, FL	HENDRY COUNTY, FL
POPULATION	16,818	1.51M	40,798
MEDIAN HH INCOME	\$47,191	\$81,115	\$53,044
MEDIAN AGE	34.7	45.4	35.7
MEDIAN PROPERTY VALUE	\$141,100	\$407,300	\$189,700

*INFORMATION OBTAINED FROM DATAUSA.IO



REAL ESTATE AUCTION

**43 Unit Apartment Building
With Retail and Office Space**

Belle Glade, Florida



Real Estate Auction Consultant:

Francis D. Santos

754.220.4116

francis@fisherauction.com



FISHER
AUCTION COMPANY