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LIVE NOVEMBER 10, 2018 @11 AM AT THE LAKE PLACID AMERICAN LEGION HALL



5,195± SF office building in a premier location directly across from Highlands County Courthouse in downtown Sebring. The ground floor is 4,250± SF with two conference rooms, 16 separate offices, kitchen & break room, three restrooms, equipment storage room, computer room, file room, and a workroom. There is a 945± SF second floor at the back of the building designed with two private offices and room for six cubicles. The interior was remodeled in 2011 and a new rubberized roof was installed in 2015. All office furnishings will be included. There are five parking spaces in front of the building and two parking spaces at the rear with one being covered. The sale includes one-half interest in the parking lot across the rear alleyway, which provides seven more parking spaces. There is also public parking lots within the same block.

Office Building Preview: 11:00 A.M. – 3:00 P.M. Thursday, October 25 & By Appointment

A LIVE AUCTION FEATURING:

- ◀ A 5,195± SF office building in a premier location, downtown Sebring, FL
- 23± acre development lot on Steve Roberts Special Rd. in Zolfo Springs, FL
- Seventeen lots in Placid Lakes Subdivision, Placid Lakes, FL - 3 lakefront!
- A lot in downtown Lake Placid, FL with commercial potential
- 16.18± acres off Hwy. 27 in Venus, FL
- A Kissimmee River lot in Lorida, FL



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M.E. Higgenbotham, CAI, CES,
AARE FL Lic. #AU305 AB158

22 PROPERTIES UP FOR AUCTION!

LIVE AUCTION: NOVEMBER 10, 2018 @ 11 AM

AT THE LAKE PLACID AMERICAN LEGION HALL, 1490 US 27 N. LAKE PLACID, FL 33852



3 lots absolute! 17 lots in Placid Lakes Subdivision

Placid Lakes, FL

Fourteen lots are a mix of SFR and Duplex; three lake lots are zoned single-family residence water. Neighborhood amenities include a golf course, private picnic area with playground and boat ramp. Optional HOA of only \$25 per year. Placid Lakes has an airport with a 9/10 mile paved runway.



112 Foothill Road

Lorida, FL

A nice Kissimmee River recreational property! Enjoy the river! Zoned SFR River, no HOA. Great lot for camping and enjoying all the activities on the river. Very private area with beautiful large oaks for shade.



435 S Commerce Avenue

downtown Sebring, FL

5,195± SF office building Directly across from Highlands County Courthouse in downtown Sebring. The ground floor is 4,250± SF with two conference rooms, 16 separate offices, kitchen & break room, three restrooms, equipment storage room, computer room, file room, and a workroom. All office Furnishings will be included. Preview 11 AM Thursday, October 25 & By Appointment.



Steve Roberts Special Road

Zolfo Springs, FL

Large 23± development lot in Zolfo Springs with 246± ft of frontage on Steve Roberts Special Road and 922± feet of Frontage on Thornton Road and 1320± feet of frontage on Nickerson Road.



511 US Highway 27N

Venus, FL

16.18± Acres located in Venus, FL off Hwy 27 with 326' of Frontage and a DOT Traffic Count of 6,800. This property is an old grove that has had all the trees removed. There is no fencing on this property.



100 Observation Street (road frontage on Dal Hall Blvd)

Lake Placid, FL

Vacant lot located in downtown Lake Placid and currently zoned Multi-Family / Duplex, this property has commercial potential, as across the street on two sides are multiple Commercial zoned properties.

ONLINE AND TELEPHONE BIDDING AVAILABLE!

10% deposit due day of sale. Balance due at closing with closing on or before 30 days. 10% Buyer's Premium.

BROKER PARTICIPATION WELCOME. IMPORTANT NOTICE TO ALL BIDDERS: All the information contained in this mail piece was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own information, judgement, and inspection of the property and records.

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