



\$750,000



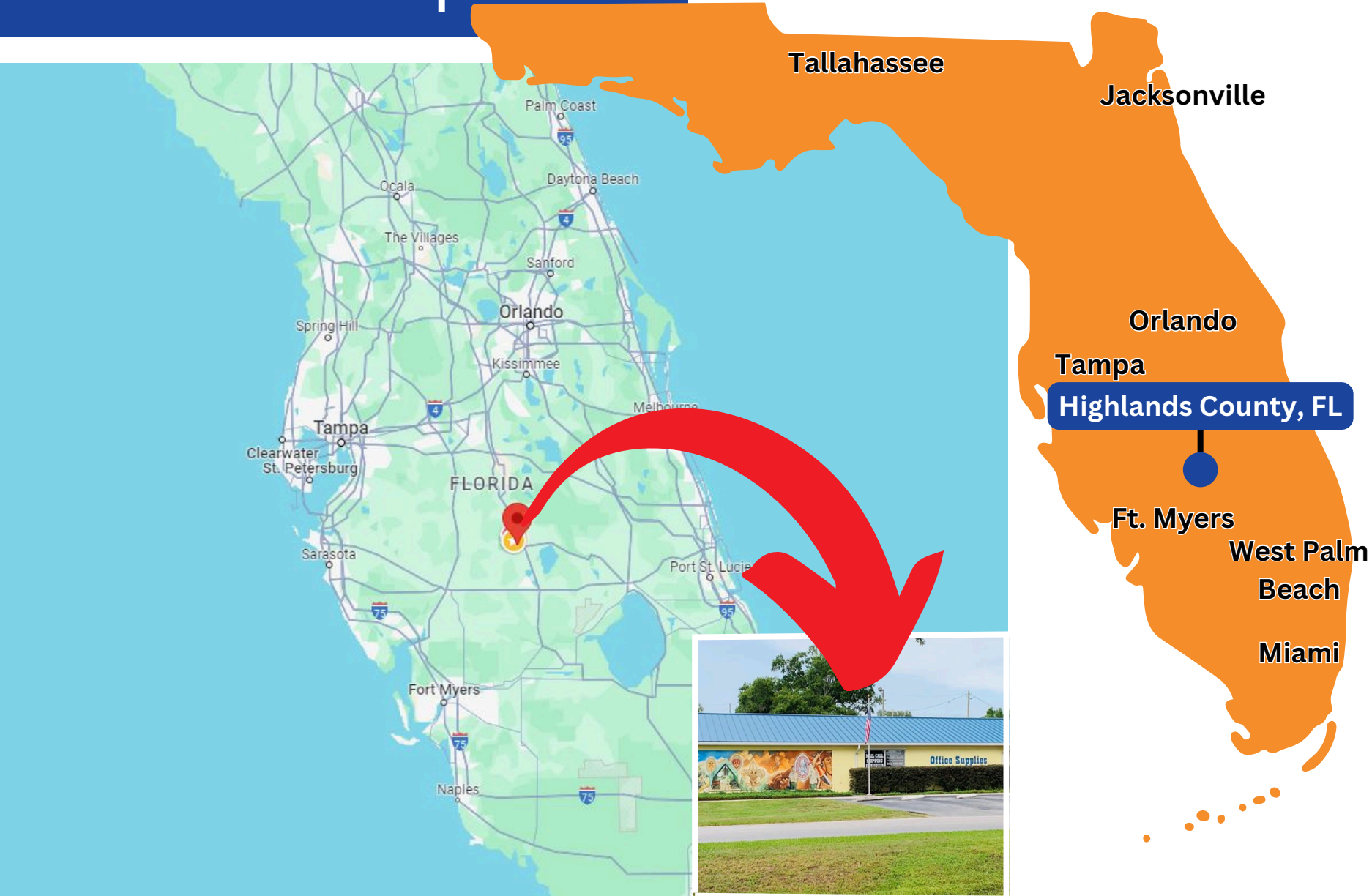
**204 S Main Ave,
Lake Placid, FL 33852**

**User | Investment | Development Opportunity w/
Development Potential/ Commercial**

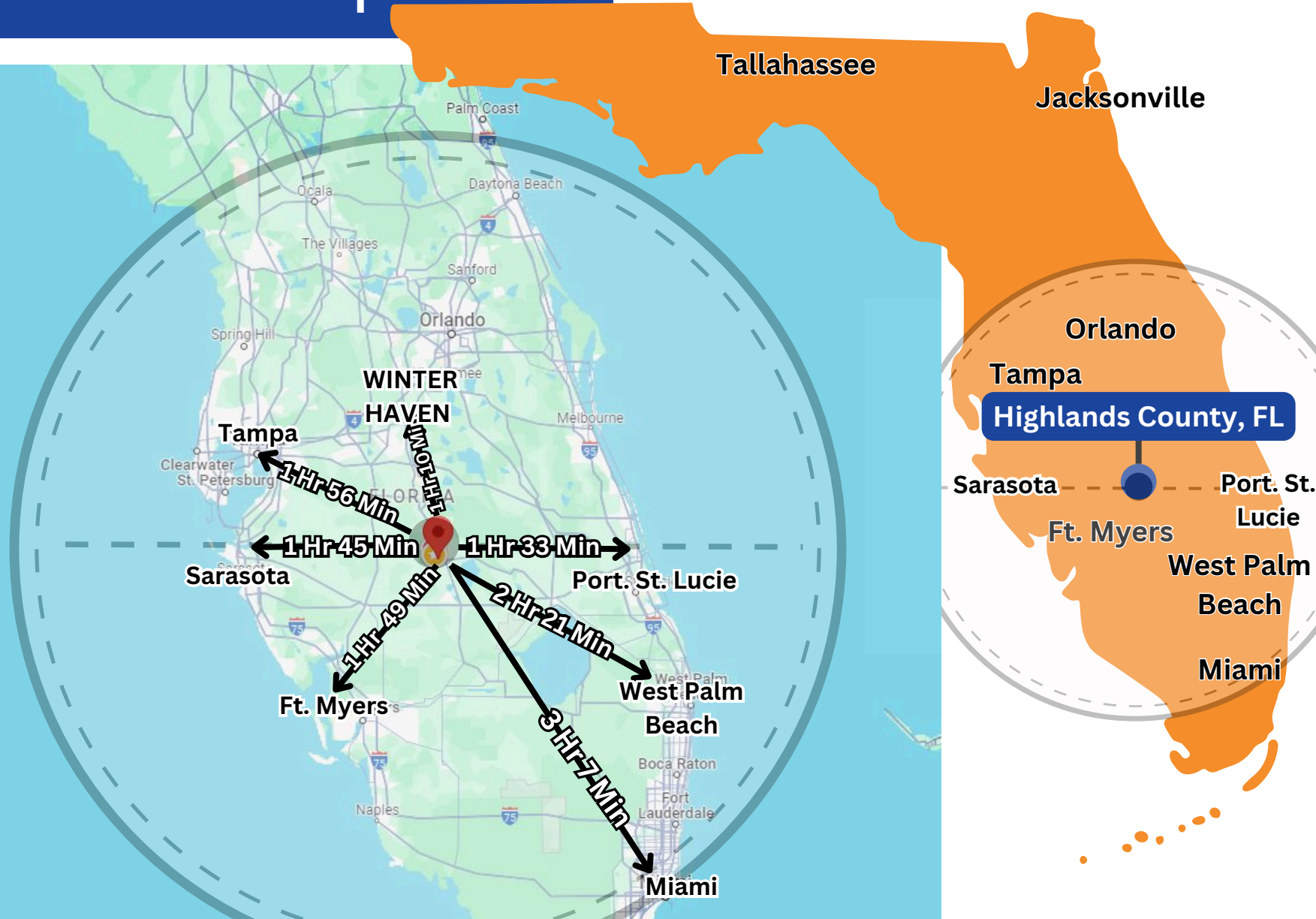
Greg Karlson
Broker/Owner
863 - 381 - 4932



Area Map



Area Map





Interior View



Offering Memorandum

204 S Main Ave, Lake
Placid, FL 33852

Development Highlights

Total Acreage:

- 0.26+- Acres

Business Cash Flow 60k-80K per year priced at 3x

Net \$180k-\$240k with Real Estate @ Only

\$570k(\$152per SF/almost 1/2 of what cost to build)

Entitlements/Zoning:

- Zoned C1



Property Details

Two businesses in One: Established Office Supply Store with large customer base and UPS pack and ship facility. Well maintained 3750SF commercial bld in the heart of Lake Placid, FL., Pack & Ship with customer mailbox center as you enter the bld then admin to left to assist many customers with office needs from computer use, copies, faxing. The left balance of bld stocked with every office supply need a customer could need including office furniture. Sale is confidential and requires signed CA before any showings or financials. Financials to qualified buyer's only. Potential for SBA Financing.

Business & R.E. Lake Placid, FL: Business Cash Flow 60k-80K per year priced at 3x Net \$180k-\$240k with Real Estate @ Only \$570k(\$152per SF/almost 1/2 of what cost to build) Makes this an incredibly nice deal not to mention upside potential of bringing your existing business to this location to capture potential profits from the high daily traffic created by the Pack and Ship business. Presently the office supply covers the breakeven costs while the pack and ship reaps the profit. Now imagine putting your business in 1/3rd of the extra office supply side to make even more!

STICMAN INC
CashFlowHistory
 January2023throughDecember2025

	<u>Jan - Dec 23</u>	<u>Jan - Dec 24</u>	<u>Jan - Dec 25</u>
Ordinary Income/Expense			
Income			
Home & Office Revenue	41 6,7 75	3 88,769 .9	3 49,19 7.6
Mail Call Revenue	.15 28 4,2	5 2 81, 906	3 3 07, 79
	<u>51 54</u>	<u>94</u>	<u>117</u>
Total Income	70 1,026 .69	6 70,676 .89	6 56,988 .80
Cost of Goods Sold			
Cost of Goods (Home & Office)	28 9,0 07	2 62,141 .52	2 36,706 .08
Shipping (Mail Call)	.70 13 3,5	1 26,518 .34	1 53,829 .89
Cost of Goods (Mail Call)	012.54 0.0 6	12,47 0.0 7	11,39 7.5 6
Merchant Account Fees	11,57 6.8 8	11,71 6.1 7	12,68 2.2 2
	<u>44 6,2 32</u>	<u>4 12,846 .10</u>	<u>4 14,615 .7 5</u>
Total COGS	.15 25 4,7	2 57,830 .79	2 42,373 .05
Gross Profit	94 .54		
Expense			
Amortization	9,185 .00	9,18 5.0	9,185 .00
Advertising and Promotion	13,28 0.7 1	0 8, 45	3,387 .0 4
Automobile Expense	4,612 .86	6.7 5 2,	2,332 .69
Bank Service Charges	0.00	04 61.29	53.98
Computer and Internet Expenses	2,055 .00	2,68 5.0	5,126 .29
Depreciation Expense	11,33 3.0 0	0 8, 54	8,040 .0 0
Dues and Subscriptions	4,510 .00	2.0 0 4,	4,073 .00
Insurance Expense		99 3.3 7	
Liability	9,492 .45	9,79 9.9 5	8,584 .60
Workmans Comp	2,690 .00	0.00	3,78 0.0 0
	<u>12,18 2.4 5</u>	<u>9,79 9.9 5</u>	<u>12 ,36 4.6</u>
Total Insurance Expense	15,84 4.1 2	15,27 3.5 5	0
Interest Expense	18 5.0 0	330 .40	15,75 3.0 5
License and Permits	0.00	14 0.7 2	3 64. 53
Meals and Entertainment	2,403 .83	3,61 1.6 7	1,197 .01
Office Supplies	4,010 .77	4,31 6.6 4	6,347 .53
Outside Services	13 7,6 61 .82	1 48,159 .1 6	1 38,99 4.5 6
Payroll Expenses	0.00	0.00	1 9.9 9
Postage and Delivery	2,986 .25	1,35 5.0 0	3, 360
Professional Fees	6,988 .03	4,28 6.1 9	.00 6,
Property Taxes	7,735 .71	13,38 2.8 0	744 .57
Repairs and Maintenance	6,782 .27	6,56 6.5 4	7,17 6.2 3
Telephone Expense	5,723 .67	5,70 1.9 5	6,735 .79
Utilities	<u>24 7,4 80 .49</u>	<u>2 48,888 .4 3</u>	<u>2 38,31 2.5 2</u>
Total Expense	7,314 .05	8,94 2.3 6	2,060 .53
Net Ordinary Income			
Other Income/Expense			
Other Income			
Sales Tax Allowance	<u>36 0.0</u>	<u>360 .00</u>	<u>3 60. 00</u>
Total Other Income	0 36	360 .00	3 60. 00
Net Income	<u><u>7,674 .05</u></u>	<u><u>9,302.36</u></u>	<u><u>4,420.53</u></u>
Adjustments of Net Income to typical cashflow			
Add back amortization	9,185 .00	9,18 5.0 0	9,185 .00
Add back depreciation	11,33 3.0 0	8,54 2.0 0	8,040 .0
Add back owner/family salaries	59,22 3.1 4	65,38 7.7 2	0 58 ,87
	<u>79,74 1.1 4</u>	<u>83,11 4.7 2</u>	<u>4.9 0</u>
Total Net Income to Cash Flow Adjustments	<u><u>79,74 1.1 4</u></u>	<u><u>83,11 4.7 2</u></u>	<u><u>4.9 0</u></u>
Cash Flow	87,415.19	92,417.08	80,520.43

DEMOGRAPHICS MAP & REPORT

Population	10 Miles	30 Miles	60 Miles
TOTAL Population	79,788	187,336	2,848,597
Average Age	50	47	43
Average Age (Male)	50	46	42
Average Age (Female)	51	48	44

Households & Income	10 Miles	30 Miles	60 Miles
TOTAL Households	34,594	76,419	1,086,924
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$66,884	\$68,316	\$89,743
Average House Value	\$217,244	\$223,188	\$323,543



Highlands County Overview



“Florida continues to out-pace the nation in growth, growing 2.6 times the rate of the rest of the U.S. With its central location, growing population, low operating costs and dedicated workforce, Highlands County is an ideal location to grow your business.”

- Highlands County Economic Development

Connectivity

More than 86 percent of Florida's population is located within a two-hour radius of Highlands County (over 18 million people). The County is situated in the middle of Florida's extensive multi-modal infrastructure and surrounded by three interstates, commercial airports, an intermodal logistics center and deep water ports. The County's location is also nearly equidistant (about 1.5 hours) to Orlando, Tampa, Fort Myers and West Palm Beach.

Workforce

Highlands County's population, along with a commuting workforce from the surrounding area, provide a labor pool of more than 125,000 dedicated workers. Highlands County is home to South Florida State College and in close proximity to five other colleges and universities. A talent pipeline of more than 22,000 students is available within a one-hour drive and more than 190,000 students are within a two-hour drive.

Affordability

Highlands County offers an advantageous business climate with leaders committed to streamlined services, support programs and low business costs. A recent analysis conducted by Site Selection Group found that Highlands County offers an overall cost savings of 10 to 15 percent compared to nearby metro areas. Highlands also offers an advantage in low labor costs and competitive real estate options.

Lifestyle & Community

Here, employees and residents enjoy the Sunshine State lifestyle envied all over the world, at a much lower cost than other areas. Highlands County's cost of living is about 15 percent lower than the state average. Located along the rolling hills of the Central Florida ridge and lake country, Avon Park, Sebring and Lake Placid offer a quality lifestyle with all the advantages of a close-knit, friendly community. Highlands County is the quintessential hometown.



Top 10 Private Employers



Employer	Employees	Industry
AdventHealth	1,633	Health & Social Services
Walmart	834	Retail
Publix	509	Retail
The Results Company	400	Other Services, Call Center
Highlands Regional Medical Center (HCA)	330	Health & Social Services
Alan Jay Automotive Network	320	Retail Trade
Costa Farms	467	Agriculture
Bowman Steel	228	Structural Steel Contractor
The Palms of Sebring	176	Health & Social Services
Central Florida Healthcare	219	Health & Social Services

For more information and to schedule a tour, please contact:



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Offering Memorandum

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Disclaimer

Information herein is deemed reliable but is not guaranteed. It is up to the parties involved to independently verify all information provided and/or disclosed by real estate agents involved herein, and to seek competent legal, tax and other counsel and advice before they rely on said information. The parties herein understand & accept that Karlson Law Group/Pamela Karlson Attorney has no "affiliated business arrangement" with her spouse's(Greg Karlson) real estate firm Advantage Realty #1 Greg Karlson,LLC. They are husband/wife,represent/bill their client's separately.

743 US Hwy 27 S, Sebring, FL 33870