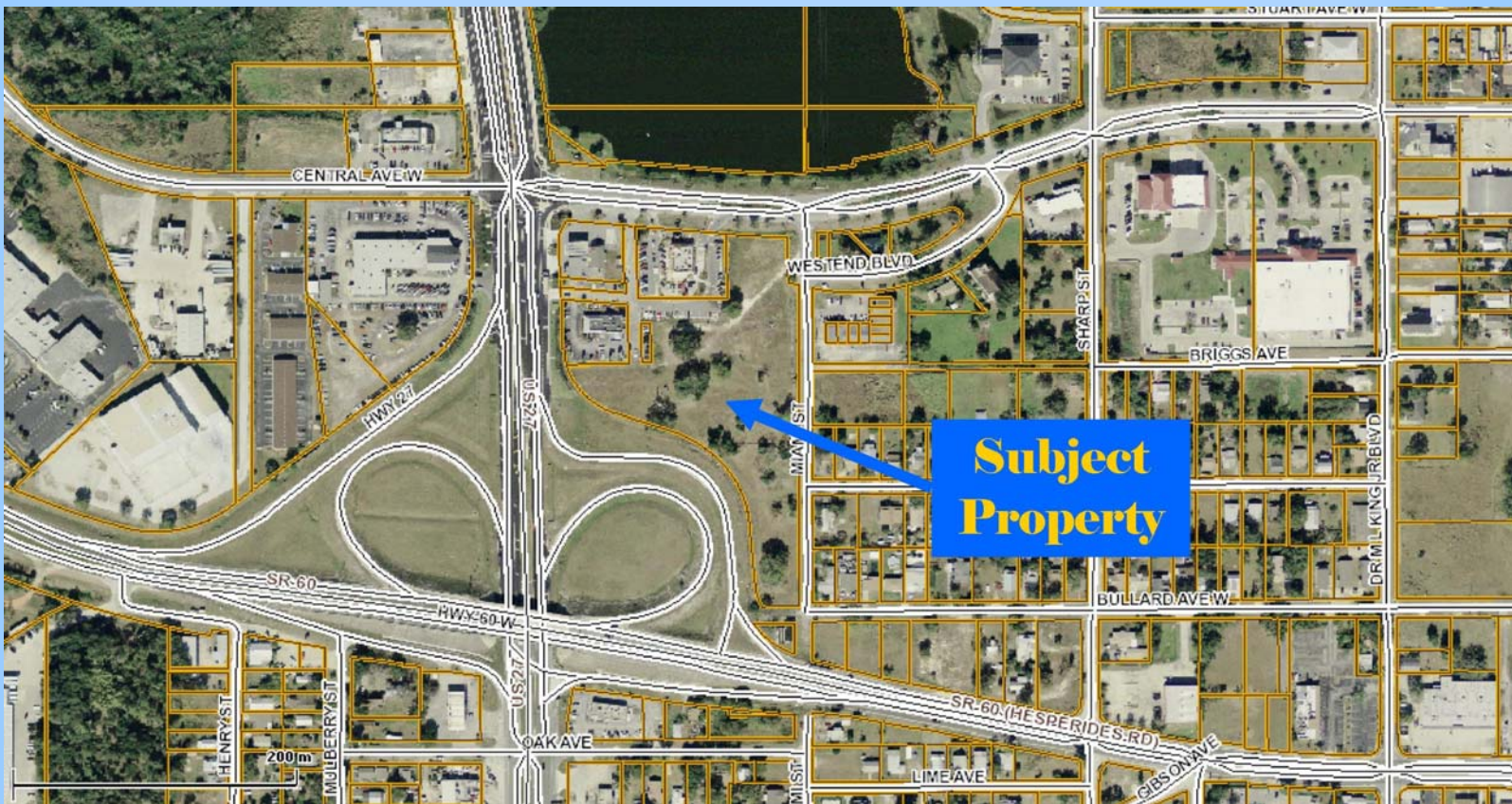


Coldwell Banker Commercial NRT

Commercial/Hotel Site on US 27 and SR 60 - Lake Wales



- **5.6583 acres**
- **Great Traffic Counts**
- **Highway Commercial Zoning**
- **At US-27/SR-60 interchange**
- **Gateway to Lake Wales**
- **South of Legoland Florida in Winter Haven**

Priced At Only:
\$595,000

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Realtors
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NRT
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Winter Haven, FL 33880
863-294-7541 Office
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For More Information, go to:
www.mycommercialteam.com



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COMMERCIAL**

NRT

Florida's Commercial Real Estate Company

Commercial/Hotel Site on US 27 & SR 60, plus many other possible uses

Lake Wales, Florida

DESCRIPTION:	Commercial parcel with great visibility, located at the interchange of two major highways in Lake Wales, Florida. High traffic counts (28,000/day on US 27 and 19,900/day on SR 60). Would serve as a great hotel site . It would also be ideal as an office, corporate headquarters or apartment site . Legoland Florida opened in Winter Haven and has been an amazing success!
LOCATION:	On east side of U.S. Highway 27, with additional frontage on Central Avenue (northern boundary) and on Miami Street (eastern boundary). SR 60 is on southern boundary (no direct access; however the entrance ramp to US 27 from SR 60 is on the SW corner of the property). Central Avenue is the gateway to downtown Lake Wales.
SITE:	Vacant land (5.6583 Acres).
INGRESS & EGRESS:	Excellent access from U.S. Highway 27, Central Avenue and Miami Street. There are existing businesses on the north and western boundaries of the subject property with shared access that is mutually beneficial to all property owners.
UTILITIES:	Water, sewer, telephone, gas and electric available.
ZONING & LAND USE:	City of Lake Wales - Highway Commercial (C-3) zoning and Community Activity Center (CAC) future land use.
EMERGENCY:	Fire, Police, and ambulance service available to the site.
PRICE:	\$595,000.00

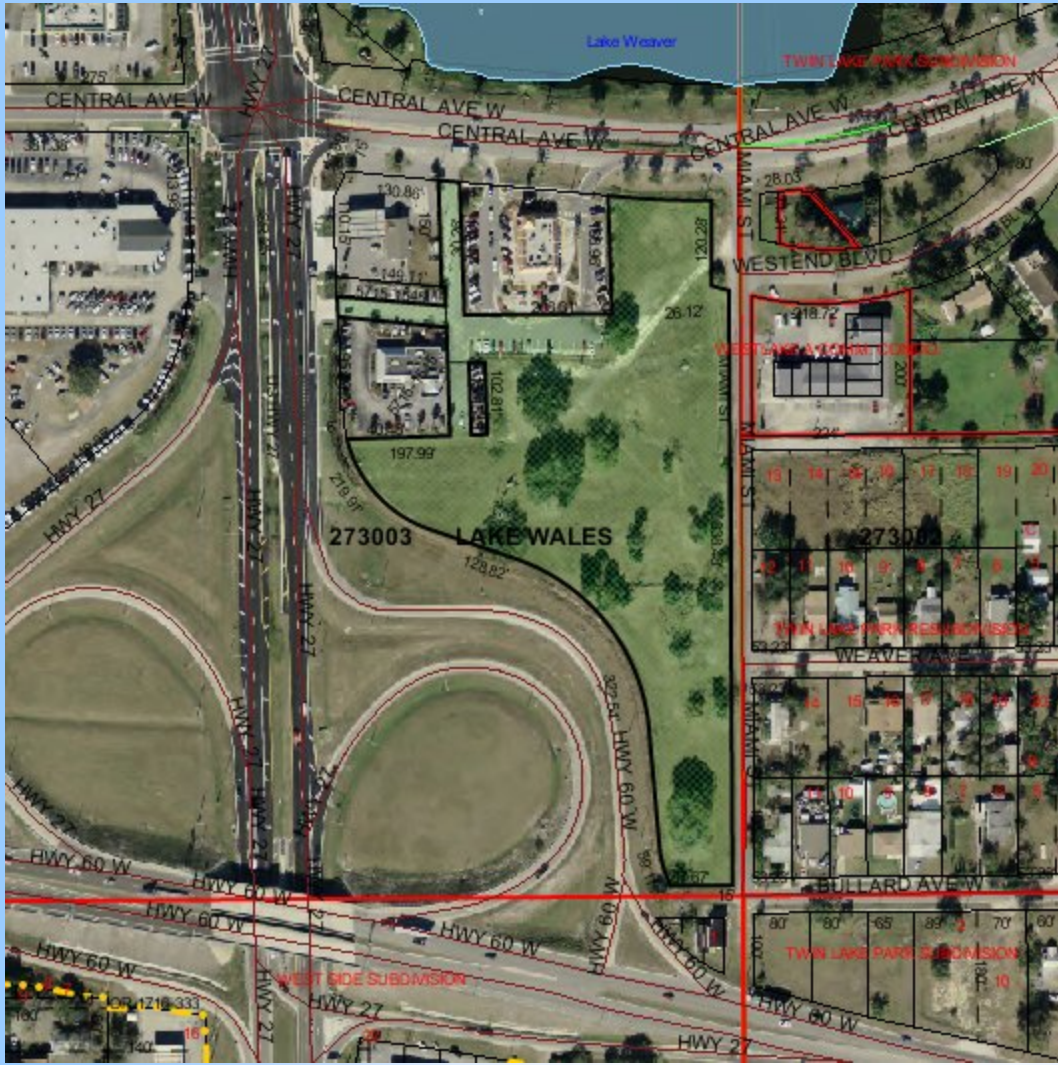
Gloria J. Spanjers/ J. M. Nolen
Realtor— 863-294-7541



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Polk PA Aerial Of Subject Property

**Located at
the
Gateway to
Downtown
Lake Wales**



All information contained herein has been obtained from sources deemed reliable. The property information herein is derived from various sources that may include, but not be limited to, county records, a Multiple Listing Service or other commercial listing service. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Coldwell Banker Commercial NRT, nor any agent thereof cannot guarantee this information. We are not responsible for errors, omissions, prior sale, change in price, easements, zoning changes or withdrawal of property from the market without notice.

**Mike Nolen Sr., Gloria J. Spanjers
Realtor— 863-294-7541**



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