

ENVISORS ENGINEERING

FOR SALE



2105 Dundee Road (SR 542), Winter Haven, FL

NRT



PRICE REDUCED!

PROPERTY OVERVIEW

This property has been the center of operations for one of Polk County's most successful civil engineering firms for more than two decades. The property is well-maintained and has multiple buildings. It is a prime location with high visibility on a highly-traveled major artery into Winter Haven. It has easy access to US Highway 27, the major north-south highway in eastern Polk County. NOTE: Adjacent property available for lease and possible purchase.

DETAILS

- SF:** 6,859 SF - Office
1,984 SF - Office/Storage
- PRICE:** \$625,000 - **PRICE REDUCED!**
- FEATURES:**
 - Plenty of Parking Spaces
 - High Visibility
 - High Traffic Counts

AREA DESCRIPTION: This is in an area of high traffic volume. It is close to downtown Winter Haven, with easy access to US Highway 27.

FOR MORE DETAILS CONTACT:

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mycommercialteam.com

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<h2>Envisors Engineering Offices</h2> <h3>2105 Dundee Road, Winter Haven, Florida</h3>	
DESCRIPTION:	This well-maintained complex of buildings is currently the center of operations for a highly successful engineering firm. High traffic counts (15,300 vehicles/day).
LOCATION:	2105 Dundee Road (SR 542), Winter Haven, Florida. This office is located midway between downtown Winter Haven and US Highway 27.
SITE:	<p>8,928 SF of existing buildings on 0.94 acres. There is ample paved parking out front for customers with much more parking in back for employees, vendors.</p> <ul style="list-style-type: none"> • Front Building 6,820 SF • Back Building 1,984 SF - Office (1,156 SF)/Storage Building (952 SF) <p>Original Structure Built in 1948 – gutted and remodeled in 1980 (about 25% of the total office space). 1st Expansion in 1985 (about 30% of the office</p>
INGRESS & EGRESS:	Corner lot - Dundee Road/Woodfern Drive. Excellent access from Dundee Road (SR 542). Employees can access the building from Woodfern Drive.
UTILITIES:	Telephone, gas and electric available. Well water and septic tank. Water and sewer are on south side of SR 542.
LAND USE:	Polk County - Future Land Use is Linear Commercial Corridor. (LCC). A small portion is Residential Medium (RM).
PRICE:	\$625,000.00 - PRICE REDUCED!



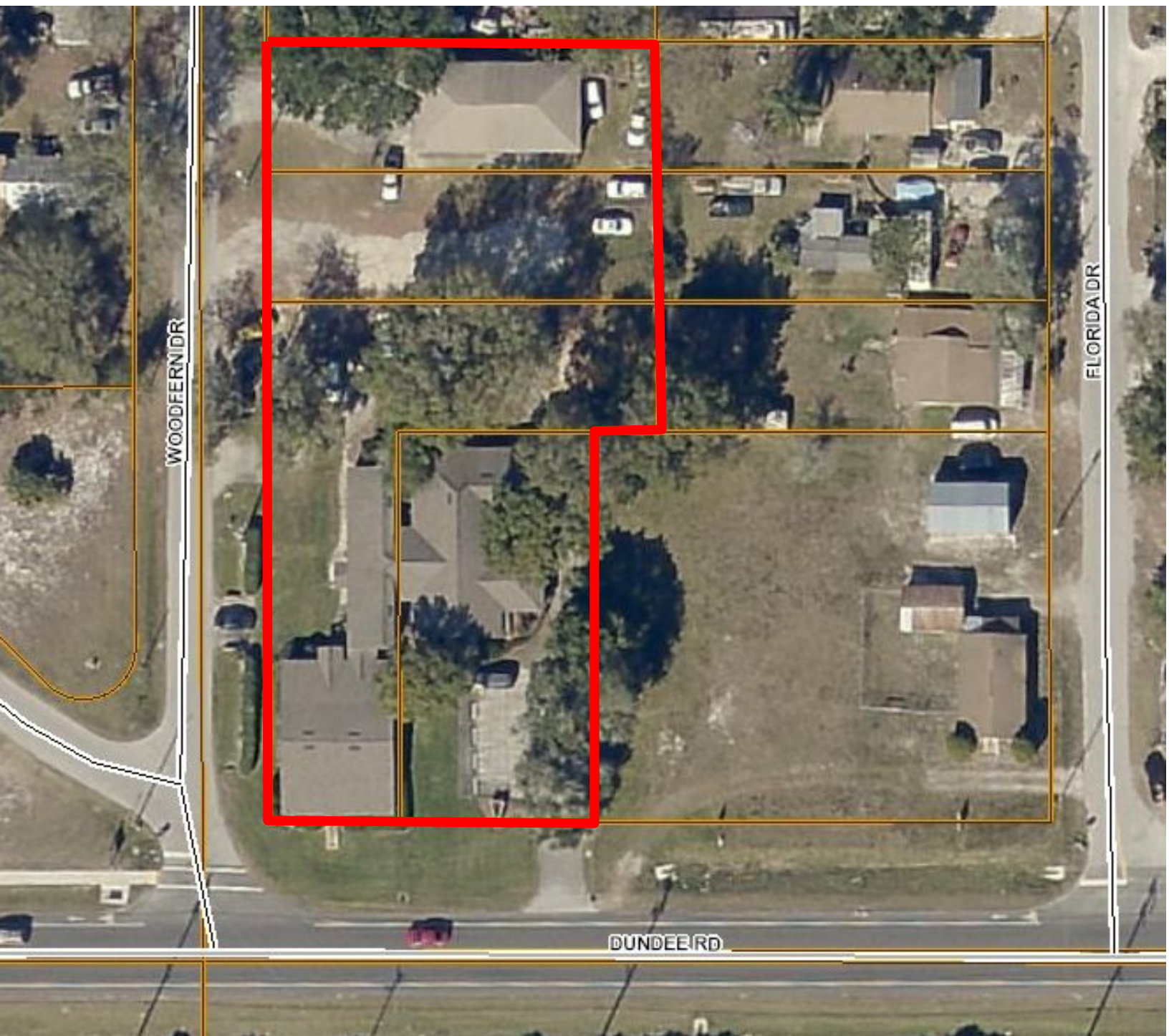
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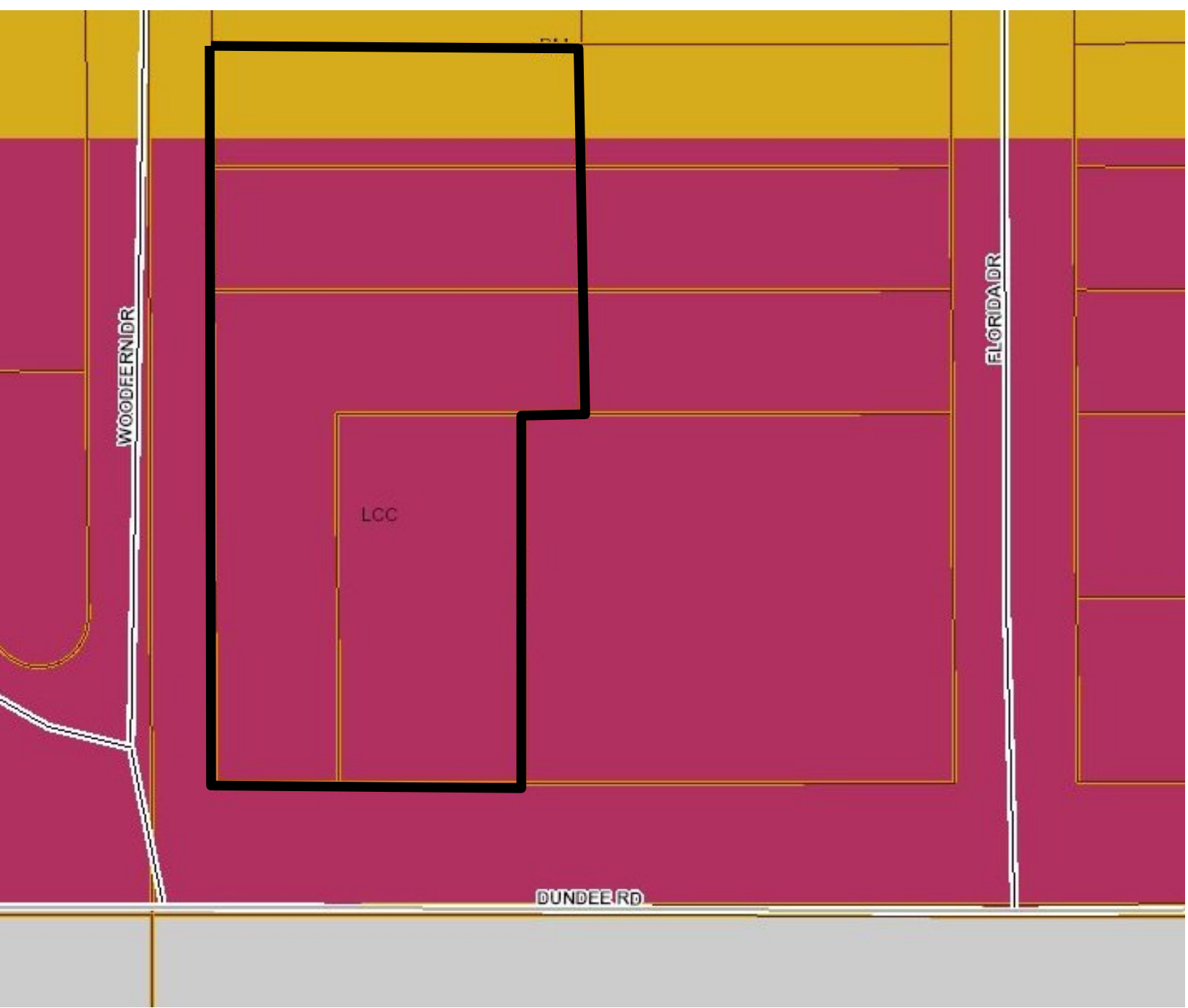
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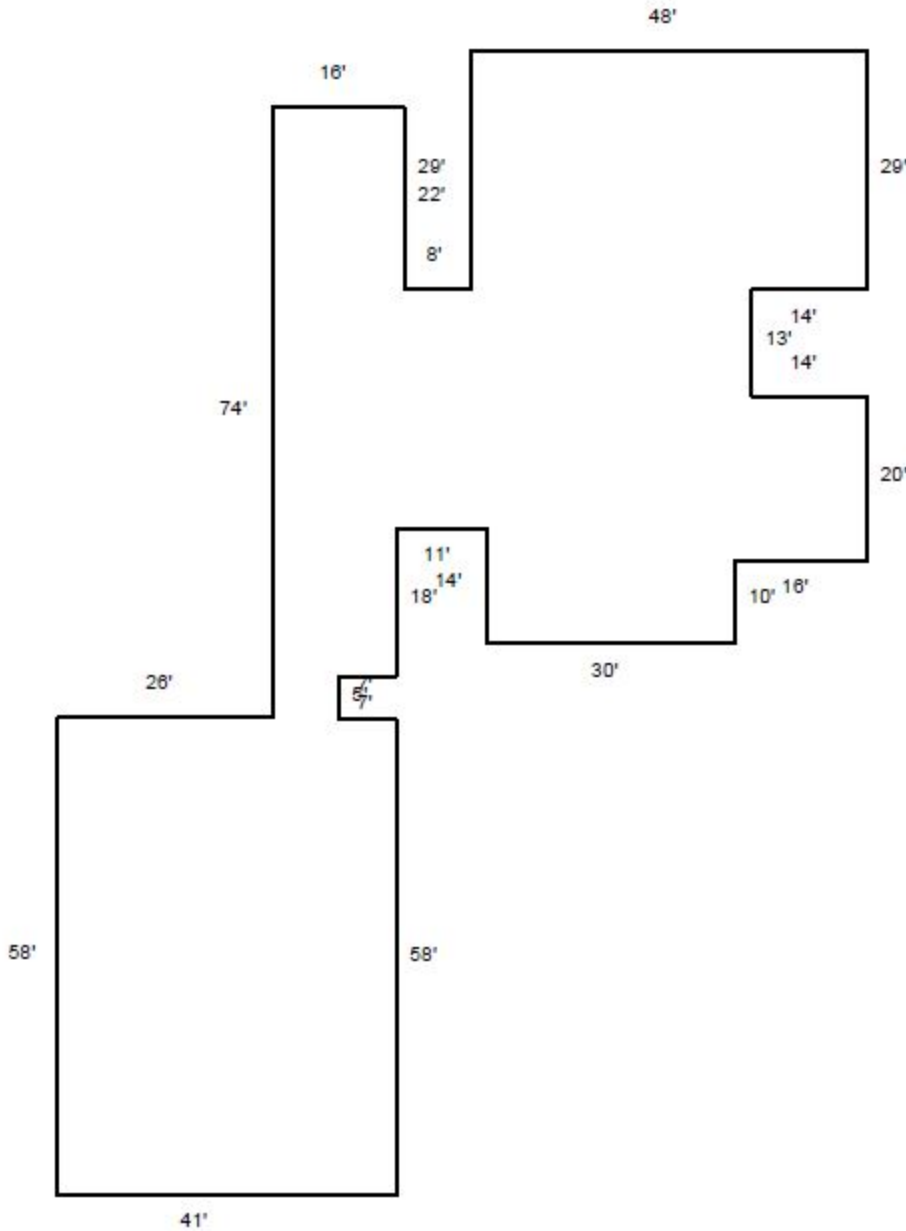
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Layout of Main Building





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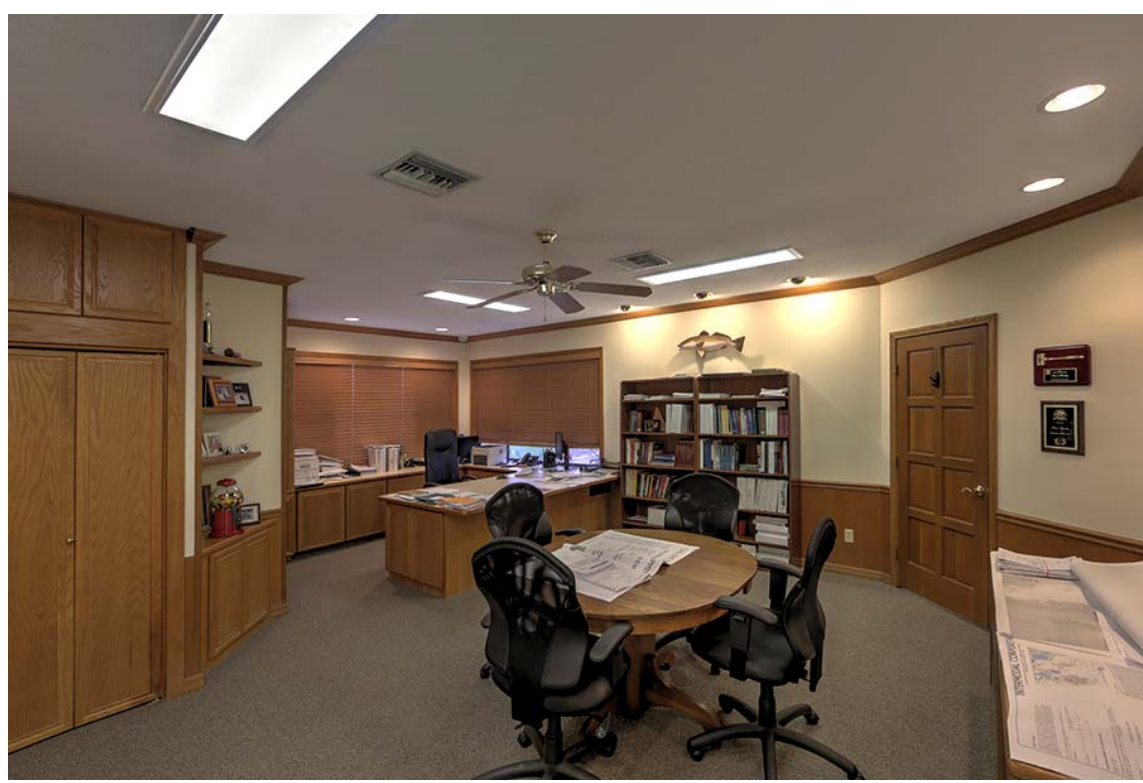
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