

COMMERCIAL BUILDING - For Sale



NRT

PRICE REDUCED!



1806 First Street, S., Winter Haven, Florida
Great Location!

Property Information

SF

LAND: 22,876 SF (0.53 Acres)
BUILDING: 6,186 SF

PRICE

\$998,000 - **PRICE REDUCTION!**

Features

- Two Unit Retail/Office Building
- Just off one of Winter Haven's premiere intersections
- Directly across from Chick-Fil-A, Panera Bread & Starbucks

Area

This is in an area of high traffic volume (40,000 vehicles/day).
Population of Winter Haven: 38,953; Polk County: 642,909.
Solid population growth over past 10 years.



Nolen/Spanjers Team - www.mycommercialteam.com
Email us: gloria@mycommercialteam.com

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Coldwell Banker Commercial NRT
Gloria J. Spanjers, GRI
290 Cypress Gardens Boulevard
Winter Haven, FL 33880
863-206-4749

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Retail/Office Building for Sale

Winter Haven, Florida

DESCRIPTION:	Commercial/Office Building for Sale. Located just off major 4 Lane State Road in center dining, hotel and entertainment area (Chick-Fil-A, Boston Market, Panera Bread, Starbucks, Outback, Holiday Inn and more).
LOCATION:	1806 First Street, S., Winter Haven, Florida, just 200 feet from one of Winter Haven's premiere intersections. State road has 40,000 vehicles per day.
SITE:	Existing 6,186 SF building. Owner occupies front (major) portion of building (4,997 SF), which was constructed in 1995. Front retail section includes showroom and ample storage/warehouse (800 SF). Building has decorative tower structure at front, which is a good location for advertising business name. Includes separate rear office unit (1,000 SF). Masonry construction. Attractive building with cross-hip roof. Land area 0.53 acres.
INGRESS & EGRESS:	Located one lot off major state road, at controlled intersection which feeds the road to site. High traffic volume.
UTILITIES:	Water, sewer, telephone, gas and electric available.
ZONING:	City of Winter Haven. Commercial Highway (C-3) Zoning. Primary Activity Center Future Land Use.
EMERGENCY:	Fire, Police, and ambulance service available to the site.
PRICE:	\$998,000 - PRICE REDUCED!

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