



**County:** Polk  
**Status:** Active  
**Property Style:** Business  
**Legal Subdivision Name:**  
**Lot Features:** Corner Lot, In City Limits, Oversized Lot, Street Lights, Street Paved  
**Special Sale:** None  
**Flex Space SqFt:**  
**Office Retail Space SqFt:**  
**Manufacturing Space (Heated):**  
**Warehouse Space (Heated):**  
**New Construction:** No  
**Number of Tenants:**  
**Financial Package:**

**List Price:** \$1,700,000  
**LP/SqFt:** \$453.45  
**ADOM:** 457  
**CDOM:** 457  
**Heated Area:** 3,599 SqFt / 334 SqM  
**Total Area:** 3,749 SqFt / 348 SqM  
**Proj Comp Date:**

TREMENDOUS OPPORTUNITY! This 2.15 Acre commercial property is perfectly situated between SR-Hwy. 17-92 and US Hwy. 27. High Traffic Count, Direct Visibility and 285' Frontage on Hwy 17-92 delivers an outstanding opportunity for most any business venture. This Rare Find provides 3,749 total sq ft of offices, restrooms, garages: along with carports and an abundance of paved parking. This block of property is totally fenced with easy access from all directions, highway and side streets. A great feature of this property is the sizable open yard that is ideal for expansion and development to meet the needs of your business. This one-of-a-kind, HIGHLY VISIBLE 2.15-Acre lot won't last long in this rapidly growing Central Florida area, so call today!

**Land, Site, and Tax Information**

**Legal Desc:** LAKE CONFUSION HEIGHTS SUB PB 5 PG 14 BLK 9 LOTS 1 THRU 4 LESS HW  
**SE/TP/RG:** 27-27-30  
**Subdivision #:**  
**Tax ID:** [27-27-30-794000-009010](#)  
**Taxes:** \$4,773.09  
**Book/Page:** 5/14  
**Road Frontage:** Business District, City Street, Divided Highway, Interchange, Main Thoroughfare, State Road, Turn Lanes  
**Add Parcel:** No      **# of Parcels:** 1  
**Utilities Data:** BB/HS Internet Capable, Electricity Available, Public, Water Connected  
**Parking:** 1 to 5 Spaces, 19 to 30 Spaces, Lighted, Over 30 Spaces  
**Lot Dimensions:** 285x300  
**Water Frontage:** No  
**Water Access:** No  
**Water View:** No

**Zoning:**  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2023  
**Complex/Comm Name:**  
**Flood Zone:** X  
**Additional Tax IDs:**

**Section #:** 27  
**Block/Parcel:** 9  
**Front Exposure:** South  
**Lot #:** 1,2,3,4  
**Development:**  
**Front Footage:**  
**Front Exposure:** South  
**Land Lease Fee:**  
**Lot Size:** 85,500 SqFt / 7,943 SqM

**Interior Information**

**Floors:**  
**# of Restrooms:**  
**A/C:** A/C - Office Only, Central Air, Wall/Window Unit(s)  
**Heat/Fuel:** Central, Wall Units / Window Unit

**Total Number of Buildings:** 1  
**Ceiling Height:** 16 to 22 Feet

**# Offices:**  
**Freezer Space YN:**

**Exterior Information**

**Other Structures:** Garage(s), Other, Storage, Workshop  
**Ext Construction:** Block, Brick  
**Roof Construction:** Membrane, Shingle  
**Foundation:** Slab  
**Road Surface Type:** Asphalt, Paved  
**Road Responsibility:** Public Maintained Road  
**Building Features:** Bathrooms, Extra Storage, Fencing, High Bays, Outside Storage, Overhead Doors, Reception, Truck Doors  
**Signage:**

**Audio Surveillance Notice:**

**# of Bays:**  
**# of Bays Grade Level:**  
**# of Gas Meters:**  
**# of Electric Meters:**

**Green Features**

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative. Copyright© My Florida Regional MLS DBA Stellar MLS. [Digital Millenium Copyright Act Take Down Notice](#)

#### **Accessibility Issues?**

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at **844-209-0134** to report the issue and for assistance getting the information you need.