

32879 Hwy 27

32879 Hwy 27, Haines City, FL 33844

Bennett David

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32879 Hwy 27

\$31.25 /SF/Yr

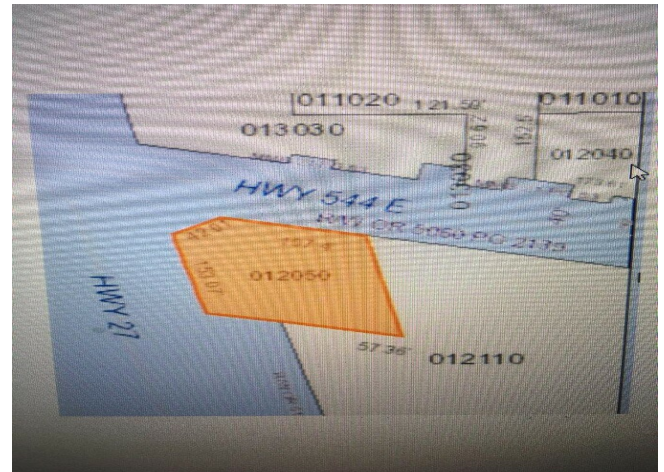
Two separate 1,500 s.f. buildings on one lot, with 3,000 sf total. Formerly used as carpet store and storage warehouse. Corner of US 27 and SR 544 with direct frontage and access.

Best Visibility and access in this area. Commercial Zoning. Short lease term OK long Lease term may cause higher rent.

Rent is \$3,000/month per building plus building expenses, Utilities and Sales Tax.

These offerings subject to errors, omissions, change of price, removal from market, etc. Interested lessees/buyers should independently verify relevant facts before investing time or money in these properties....

- Corner lot with frontage on major traffic lighted intersection of US 27 and SR 544
- Two buildings on the site a former carpet store and storage warehouse (each building 1,500 sf)
- Located opposite of new Racetrac Service Station



Rental Rate:	\$31.25 /SF/Yr
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	3,000 SF
Year Built:	1965
Walk Score ©:	14 (Car-Dependent)
Taxes:	\$0.13 USD/SF/Mo
Operating Expenses:	\$0.06 USD/SF/Mo
Rental Rate Mo:	\$2.60 USD/SF/Mo



1st Floor

Space Available	1,500 SF
Rental Rate	\$31.25 /SF/Yr
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	1 - 10 Years

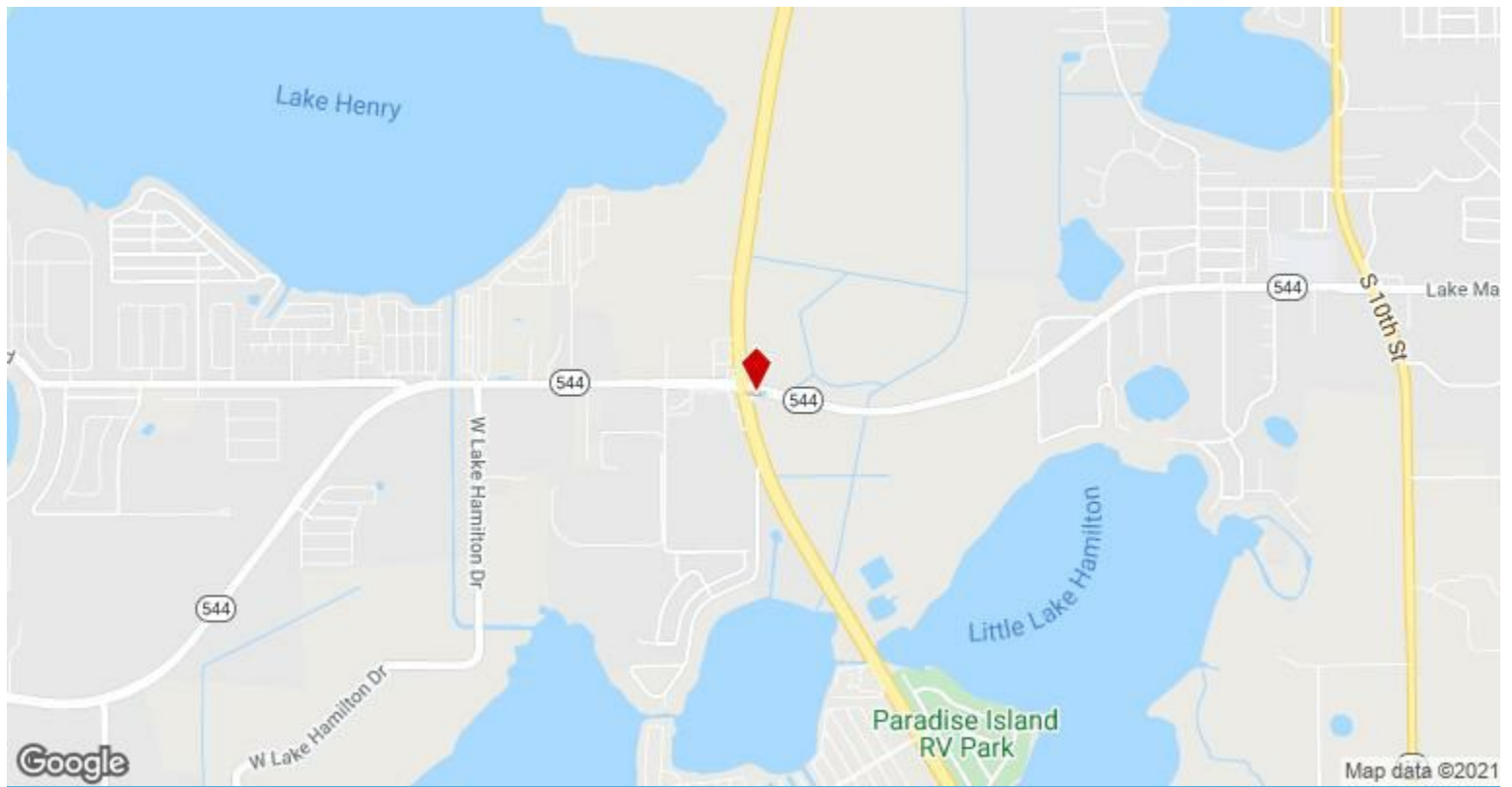
Free standing 1,500 sf building. Presently used as warehouse/storage for adjacent retail building. Can be remodeled for retail store. Direct US 27 frontage at stop light intersection US 27 and SR 544. High traffic location. minutes to I-40, Winter Haven and I-40.

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1st Floor Ste 1

Space Available	1,500 SF
Rental Rate	\$31.25 /SF/Yr
Date Available	60 Days
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

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