



WAGNER REALTY
COMMERCIAL



4930 US HIGHWAY 92 E

LAKELAND, FLORIDA 33801

1.5+/- ACRE COMMERCIAL OPPORTUNITY

Two Existing Buildings | C-3 Commercial Zoning

OFFERED AT

\$799,000

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Aerial imagery shown for orientation.



SALE PRICE

\$799,000

SITE SIZE

1.5+/- Acres

ZONING

C-3

A flexible owner-user or redevelopment opportunity

- Two existing buildings totaling approximately 4,080 SF
- Building 1: approximately 2,480 SF
- Building 2: approximately 1,600 SF
- Prominent frontage and visibility along US Highway 92
- Ample outdoor area for parking, vehicles, equipment, or inventory
- Flexible site for a variety of owner-user opportunities
- Potential for continued commercial use, repositioning, or redevelopment
- Property and improvements offered in as-is condition

POTENTIAL USER PROFILES

Automotive and vehicle-related businesses | Contractors and trade companies | Equipment sales or rental | Building-supply businesses | Fleet and service operators

All proposed uses and improvements are subject to zoning and governmental approvals.



Aerial imagery shown for orientation; property boundaries are approximate.

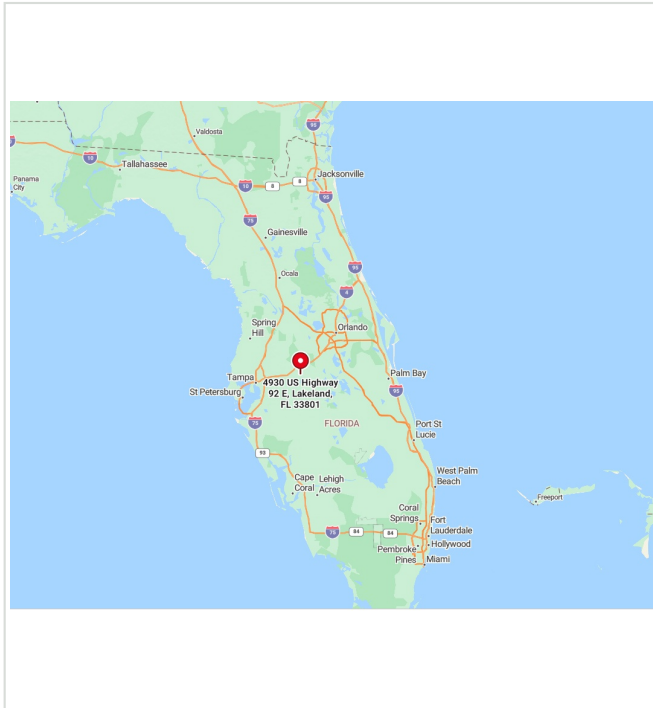
Versatile highway commercial site

Commercial opportunity featuring 1.5+/- acres with prominent frontage and visibility along US Highway 92. The property includes two existing buildings totaling approximately 4,080 SF, along with ample outdoor area that may accommodate vehicles, equipment, inventory, parking, or future improvements. Its flexible configuration may appeal to a variety of owner-users, including automotive, equipment-related, contractor, and service-commercial businesses. Conveniently located between Lakeland and Auburndale, the property offers potential for continued commercial use, repositioning, or redevelopment.

Property and improvements are offered in as-is condition.

All measurements and information should be independently verified by prospective purchasers.

REGIONAL LOCATION



PARCEL VIEW



SITE PERSPECTIVE

