



County: Polk
 Property Style:
 Ownership:

Status: Active
 List Price: \$33,600

Com Trans Terms:
 SqFt Heated: 1,581
 SqFt Gross: 1,792

Flex Space:
 Office/Retail SF:

Yr Blt: 1967
 ADOM: 90
 Spec Sale:

For LEASE OR SALE...Commercial property: One-story 1,581 SF Commercial/Retail building conveniently located downtown in the City of Winter Haven. This prime corner location with great signage boasts 50 feet of frontage on 6th St NW with 123 feet of frontage on, Ave J NW. The Building is Zoned C-3 Highway Commercial - Built in 1967 of concrete construction (M & S CRNT MULTIPLIER) consists of a Showroom with high ceilings of 12 feet, 5 Offices, storage room, break room and 2 restrooms. Paved parking. 3 Asphalt paved front parking spaces and 4 paved parking spaces in rear. Wrap around canopy 211 SF, side and rear of building has 6ft chain length security fence. Front & back entrances. Front entrance has electric security door. Situated a Community Redevelopment Area with a high traffic count. Neighboring businesses include similar commercial buildings, Retail Stores, Fast Food, Motel, Office Buildings, Strip Centers, Restaurants ECT... Between Lake Howard and Lake Silver.

Land, Site, and Tax Information

SE/TP/RG: 20/28/26 Subd #: Block/Parcel: B Lot #: 22 Addl Par:No
 Legal Desc: VILLA HEIGHTS PB 4 PG 45 BLK B LOTS 22 & 23 LESS R/W FOR SR 555
 Alt Key/Folio #: Book/Pg: 4-45 Fut Lnd Use: Section #: 20
 Complx/Dev Name: Zoning: BR Compatible:
 Land Size-Ac/SF: 0 to less than 1/4/Public Records Lot Size (SF): 7,009 Lot Size (AC): 0.16
 Lot Dim: 50x142 Rd Front: Main Thoroughfare SqFt Source: Public Records Front Ft:
 Location: Corner Lot, In City Limits, Near Public Transit, Street Paved
 Utilities: Electricity Available, Phone Available, Public, Water Connected
 Parking: 6 to 12 Spaces

Interior Information

Floors: One Total Num Bldg: 1 Ceiling Height:
 Air Condition: Central Air Heating & Fuel: Central
 # Conf/Mtg Rooms: # Hotel/Motel Rms: # Offices: 5 # Restrooms:

Exterior Information

Ext Const: Concrete Const Status: Completed Proj Comp Date:
 Roof: Other # Bays (Dock High): # Bays (Grade Lvl):
 Electric Servx: 200+ Amp Service
 Building Features: Bathrooms, Fencing

Income and Expense

Annual Income: Annual Expense: Net Operating Income:

Mortgage, Financing & Tax Information

Taxes: \$2,123 Tax Year: 2022

Realtor Information

List Agent: Michael Norris Agent ID: 255000148 Agent Direct: 863-287-3105
 List Agent 2: Dee Norris Agent ID 2: 255000225 Agent 2 Phone: 863-287-3106
 E-mail: nh@norrissandcompanyrealty.com Agent Fax: 863-875-4873 Agent Cell: 863-287-3105
 Office: NEXTHOME NORRIS & COMPANY REALTY Office ID: 255000574 Office Phone: 863-875-5583
 Office Fax: 863-875-4873 Call Center #: 800-748-9464
 List Office 2 Name: NEXTHOME NORRIS & COMPANY REA List Office 2 ID: 255000574
 Owner: Owner Phone:
 On Market Date: 10/06/2023 Original Price: \$33,600 Previous Price:
 Contract: Withdrawn: Off-Market:
 Financing Available: Bonus: No Bonus Exp Date:
 Mgmtn Contact Info: Seller Credit:
 Selling Agent: Sell Office:
 Selling Agent 2: Sell Office 2:
 Sold Date: Sold Price: Single Agent: 2.5%-\$295 Non-Rep: 2.5%-\$ Trans Broker: 2.5%-\$295
 Listing Service Type: Full Service Terms:
 Realtor Info: Brochure Available, See Attachments
 Confidential Info:
 Showing Instructions: Appointment Only, Contact Call Center, See Remarks, Use ShowingTime Button
 Driving Directions: From Central Ave in Winter Haven, head W towards 3rd St SW. Turn R on 6th St SW, property will be on R.
 Realtor Remarks: