

# SPIRIT LAKE ESTATES

## 5242 SPIRIT LAKE RD

### Winter Haven, Florida 33880

**\$950,000**

**Spirit Lake Estates**, a premier multifamily investment property located at the highly sought-after intersection of Spirit Lake Road and Bernie Hill Court in Winter Haven, Florida. This expansive property spans **2.38 acres**, offering ample space and a peaceful setting for both residents and investors alike.

The estate features **nine rentable units**, each designed to provide comfortable and practical living spaces, making this an ideal opportunity for those looking to expand their real estate portfolio. With a solid foundation for generating consistent rental income, **Spirit Lake Estates** offers great potential for long-term returns.

Situated in a rapidly growing area, this property provides easy access to local amenities, shopping centers, and major roadways, ensuring high demand for rental units. Whether you're an experienced investor or someone seeking to enter the multifamily real estate market, **Spirit Lake Estates** presents a unique opportunity for growth and profitability.

#### Key Features:

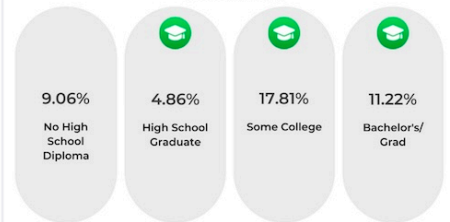
- **9 rentable units**
- **2.38 acres** of prime land
- Conveniently located at the intersection of **Spirit Lake Road & Bernie Hill Court**, Winter Haven, FL
- Close to shopping, dining, and major transportation routes
- Strong rental income potential and future



#### KEY FACTS



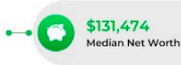
#### EDUCATION



#### BUSINESS



#### EMPLOYMENT



#### Households by Income

The largest group : \$100,000 - \$149,999 (15.49%)

The smallest group : \$200,000+ (4.79%)

Indicator	Value(%)	
< \$15,000	11.96	■
\$15,000 - \$24,999	9.72	■
\$25,000 - \$34,999	10.79	■
\$35,000 - \$49,999	13.52	■
\$50,000 - \$74,999	14.81	■
\$75,000 - \$99,999	13.42	■
\$100,000 - \$149,999	15.49	■
\$150,000 - \$199,999	5.51	■
\$200,000+	4.79	■

**Lot Size**  
2.38 Acres

**Units**  
9

**Building**  
7,814

**Build Class**  
C

**Built**  
1965

**Income/YR**  
\$76,300

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