



County: Polk
Type: Commercial Sale
Style: Mixed Use
New Construction: No
Builder Name:
Builder Model:
Builder License Number:

Status: Active
Backups Requested: No
Business Type:
Com Trans Type:
Com Trans Terms:
Year Built: 1979
List Price: \$765,000
LP/SqFt: \$327.90
Special Sale: None
ADOM: 21
CDOM: 21
Total SqFt: 2,333
SP/SqFt: \$327.90

Investors don't miss this amazing opportunity to purchase a business with lots of potential, located in Polk county on US Hwy 17. There are two parcels on this property (3468 & 3470 US Highway 17 N). There is potential for a total of 3 businesses on this commercial property. The 1st parcel consists of one building that can be used for two businesses; one side as a convenience store and the other side as a restaurant. A separate smaller building is currently used as storage/shed. The 2nd parcel consists of a car lot with a small office space that is currently rented for \$850 a month. This is a great opportunity whether you are looking to expand your portfolio or start a new venture, this property is a fantastic investment. Contact us today for more details!

Legal Desc: GORDONVILLE PB 3 PG 43 LOT 39 BEG SE COR RUN W 395 FT TO SELY R/W US 17 NELY ALONG R/W 312 FT SELY 228 FT TO POB LESS ADD R/W FOR SR 555 (US 17)

Ownership: Sole Proprietor
Tax ID: 25-29-22-361000-003901

Tax Annual Amount: \$526.67

Tax Year: 2024

CDD: No

Homestead: No

Other Exemptions: No

Building Name/Number:

Floor:

Floors in Unit:

Subdivision #:

SW Subd Condo#:

SW Subd Name:

Complex/Comm Name:

Complex/Community Name/NCCB:

Water Name:

Addnl Water Info:

Flood Zone: X

Flood Zone Panel:

Add Parcels: 2

Add Tax Ids: 25-29-22-361000-003912

Auction Firm/Website:

Auction Type:

Buyers Premium:

Property Access: No

MH Make:

MH Model:

MH Width:

Representaion:

SE/TP/RG: -29-25

Section: 22

Block/Parcel:

Book/Page: 3-43

Alt Key/Folio: 252922361000003901

Lot: 39

Lot Size SqFt: 13,978

Lot Size Acres: 0.32

Zoning: XX

Zoning Comp: No

Census Tract:

Census Block: 04

Use Code:

Future Land Use:

Planned Unit Dev: No

Total Units: 3

A/C: A/C - Office Only, Central Air

Sewer: Private Sewer

Water:

Utilities: Electricity Available

SqFt Heated Source:

SqFt Total Source: Owner

Fireplace: No

Electric Service:

Freezer Space YN: No

Ceiling Type:

Ceiling Height:

Total # of Buildings: 3

Annual Income Type:

Door Height:

Door Width:

Eaves Height:

Garage Door Height:

Transportation Access:

Annual Income Type:

Lease Term:

Terms Of Lease:

Tenant Pays:

Adjoining Property:

Miscellaneous 2:

Miscellaneous:

Road Frontage Type: Access Road, State Road

Ext Construction: Block, Brick, Stucco

Unit #:

Condo Environment YN: No

Condo Fee Schedule:

Community Features:

Pets Allowed: No

Pet Restrictions:

Directions: From I-4 W take Exit 41 for FL 570 W (Auburndale/Lakeland/Polk Pkwy), continue on FL 570 W / Polk Pkwy, take Exit 17 to merge onto US 92 W, turn L onto Payne St, turn L onto E Count Rd 542/K-Ville Ave, turn R onto Thornhill Rd, turn R onto Spirit Lake Rd, turn R onto US 17 S, turn L to property - 3470 US Highway 17 N