
 <p>CYNTHIA Wise KEYSTONE REALTY, INC wisecrew2@aol.com 863-528-0366 We're The Key To Your Real Estate Success!</p>	
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K4903583 105 S SCENIC HWY, FROSTPROOF, FL 33843



County: Polk	List Price: \$440,000
Status: Active	LP/SqFt: \$82.46
Legal Subdivision Name: ANDREWS & CARSONS RESUB	
Property Style: Mixed Use	
Flood Zone Code: X	
Flex Space SqFt:	Special Sale: None
Office Retail Space SqFt:	ADOM: 3
Manufacturing Space (Heated):	CDOM: 3
	Heated Area:
Warehouse Space (Heated):	5,336 SqFt / 496 SqM
	Total Area:
New Construction: No	5,336 SqFt / 496 SqM
Number of Tenants:	Proj Comp Date:
Tenant Count:	
Financial Package:	

Commercial Building with endless opportunity in the Central Business District. The building boasts of three sections with three tenants in place. As you can see from the photos the tenants are awesome and have wonderful businesses in each one. Each unit has its own entrance and private bathroom. There is a partial basement that is not built out. Ample parking for all and being in the CB area it is walking distance to bank, park, library and more. Updates include 2 ply modified Roof 2017 by Coronado/Simpson Roofing, AC units are serviced with no current issues. Unit Two and Three have new AC units as of approx. 4/2026. Building painted approx. 5 years ago, Lots of LED lighting, 3 phase in two of the units otherwise 110 & 220. Replumbed in 2018. This zoning could allow for school, bank, medical, elder housing, fitness, laundromat, apartments etc. The City is open to helping with new businesses so the possibilities are endless.

Land, Site, and Tax Information

Legal Desc: ANDREWS & CARSONS RESUB PB 16 PG 41 LOTS 1 TO 6	Zoning: CB	Section #: 33
SE/TP/RG: 33-31-28	Zoning Comp:	Front Exposure:
Tax ID: 28-31-33-978600-000010	Tax Year: 2025	Lot #: 1
Taxes: \$4,157.16	Complex/Comm Name:	Development:
Book/Page: 16-41	Flood Zone: X	Front Exposure:
Alt Key/Folio #: 283133978600000010	Additional Tax IDs:	Front Footage:
Road Frontage: Highway, State Road		
Add Parcel: No # of Parcels:		
Utilities Data: Electricity Available, Public, Water Connected		
Parking: Public Parking Available		Land Lease Fee:
Lot Dimensions: 150x100	Lot Size Acres: 0.34	Lot Size: 14,985 SqFt / 1,392 SqM
Water Frontage: No	Water Name:	
Water Access: No	Water Extras: No	
Water View: No		

Interior Information

Floors:	Total Number of Buildings: 1	# Offices:
# of Restrooms:	Ceiling Height: 10 to 15 Feet	Freezer Space YN:
A/C: Central Air		Water: Public
Heat/Fuel: Central		

Exterior Information

Ext Construction: Block	Designated Builder Y/N:	# of Bays:
Electric Service: 200+ Amp Service, 3 Phase		# of Bays Dock High:
		# of Bays (Dock Well):
Foundation: Slab	Total Parking Spaces:	# of Gas Meters:
Road Surface Type: Asphalt		# of Water Meters:
Signage:		
Disaster Mitigation:	Green Water Features:	
Solar Panel Ownership:		
Solar Lease/Finance Terms:		
Cap Rate:	Annual Gross Income:	Income Includes:
Vacancy Rate:	Anchor Or Co-Tenants:	