

BUSINESS FOR SALE

~~\$2,500,000~~

6840 Cypress Gardens Blvd.
Winter Haven, FL 33884



Reduced! Now \$2,300,000



ABOUT THIS PROPERTY

Inventory, equipment & real estate included!! The owner is retiring and willing to train the new owner of this highly profitable, already established full service pool company.

FEATURES

- ✓ Established Business
- ✓ 242 ft Hwy Frontage
- ✓ 2,854 sq.ft. Showroom

JOHN R GORDON, PA

c: 407-488-8802

gordongroupexp@gmail.com

ETHAN WHITSON

C: 407-608-9320

ethan.whitson@exprealty.com

WINTER HAVEN FLORIDA POOL STORE

Established Turnkey Business for Sale

Stabil growth business with upside potential, long term client base, profitable and turnkey. The owner is retiring but is willing to train the next successful business owner.

The inventory, equipment and real estate is included with this offer for sale. The concrete block structure showroom is located in a high traffic area on 1.19 acres with expandable land available next door. Net Operating Income \$1,000,000 plus!!



JOHN R GORDON, PA

c: 407-488-8802

gordongroupexp@gmail.com

ETHAN WHITSON

C: 407-608-9320

ethan.whitson@exprealty.com

6840 Cypress Gardens Blvd.

Longtime established and reputable pool builder, cleaning company and maintenance service in Orlando area for sale, just listed.

Asking price ~~\$2,500,000~~ **Reduced! Now \$2,300,000**

Sales Revenue

Cash Flow

This pool care services and supply company is well known for its high quality service and products. Specializing in residential and commercial pool maintenance, equipment repairs, construction and renovations.

The owner is retiring but his staff is eager to stay on and drive this business into higher sales and profitability. Operating from a high traffic location in Winter Haven, Florida, the real estate of 1.2 acres and a 2,500 square foot showroom and warehouse is included in the asking price. Plus out buildings for storage and a fleet of service vehicles too.

Servicing a wide area of Polk County and Osceola County this business can be expanded into a wider service area and it can add to its broad products line and services. Clientele includes residential homes, condo complexes, apartment complexes, hotels, fountains and the company holds a strong reputation in the regulated commercial pool sector and maintains compliance with Florida requirements through Certified Pool Operator (CPO) qualifications.

With a strong reputation and many industry accolades, this business stands out as an area leader in the pool industry. Unlike seasonal operations this year round business offers services such as pool maintenance, customer education and spa care as well as pool building and renovations.

The owner of over 20 years has assembled a team of employees that possess team leadership, marketing and customer relations, while an experienced staff of technicians handles the day to day operations. With multiple revenue streams contributing to financial stability and growth opportunities making this business an attractive investment with a strong history and a promising future.

Property Information

Location: Contact us for more information, NDA required

Business Operation

Employees: 12

Years Established: 20+

Support & Training

Full training & support included - no industry experience required

Financing available

Third party financing available for qualified buyers

Contact

John Gordon

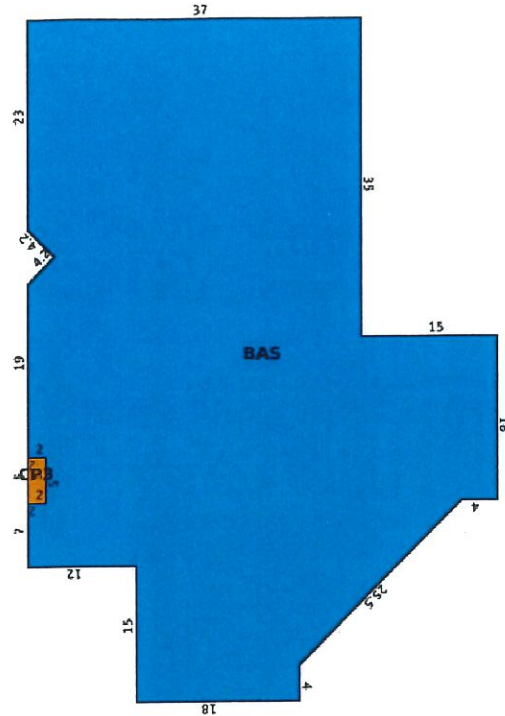
c: 407-488-8802

gordongrouppexp@gmail.com

Ethan Whitson

c: 407-608-9320

ethan.whitson@exprealty.com



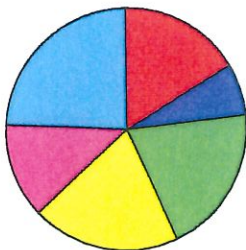
Sketch #1.

Building Subareas:

Code	Description	Size	Year	Code	Description	Size	Year
BAS	BASE AREA	2,854 sf		CP3	CANOPY 30%	10 sf	

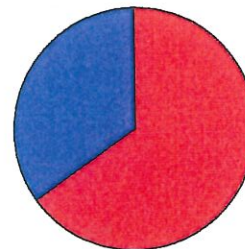
Demographic Overview For A 1 Mile Radius from Subject Property *

Persons	16,103	Families	4,575	Percent Children
Households	6,833	Persons Per Household	2.4	



Age Distribution

- Age 0 to 17
- Age 18 to 24
- Age 25 to 44
- Age 45 to 54
- Age 55 to 64
- Age 65 and over

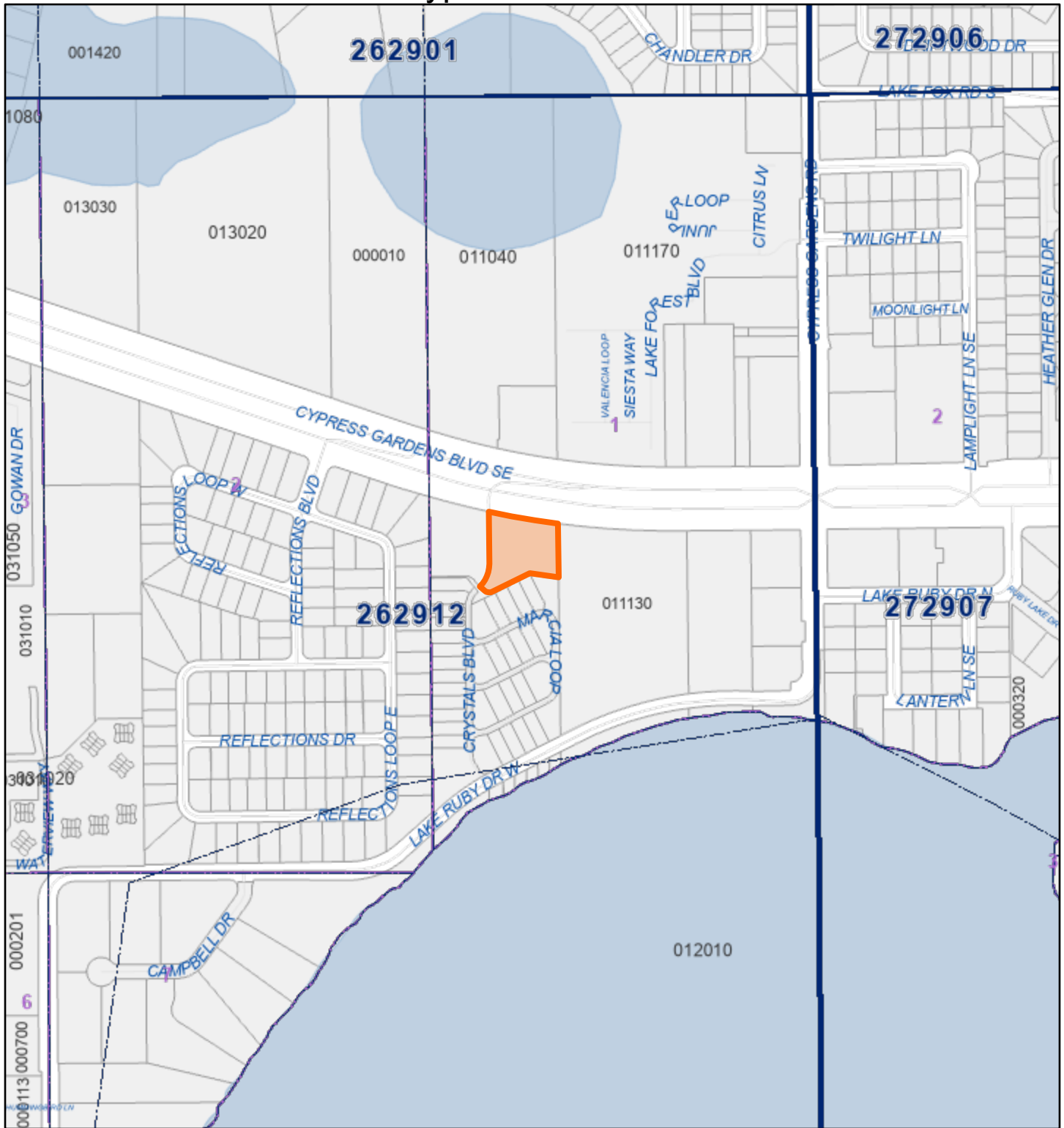


Occupancy - Rent vs Own

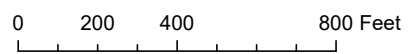
- Owner
- Occupant

Source: 2020 Census / US Census Bureau

6840 Cypress Gardens Blvd.



- PLSS Townships
- PLSS Sections
- PLSS Boundaries
- Gov't Lots
- Roads
- Waterbodies
- Water lines
- Parcels
- <all other values>



All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Polk County Property Appraiser
Polk County, Florida
April 2, 2025

