

OFFICE BUILDING AUBURNDALE

522 Magnolia Ave. (US92)

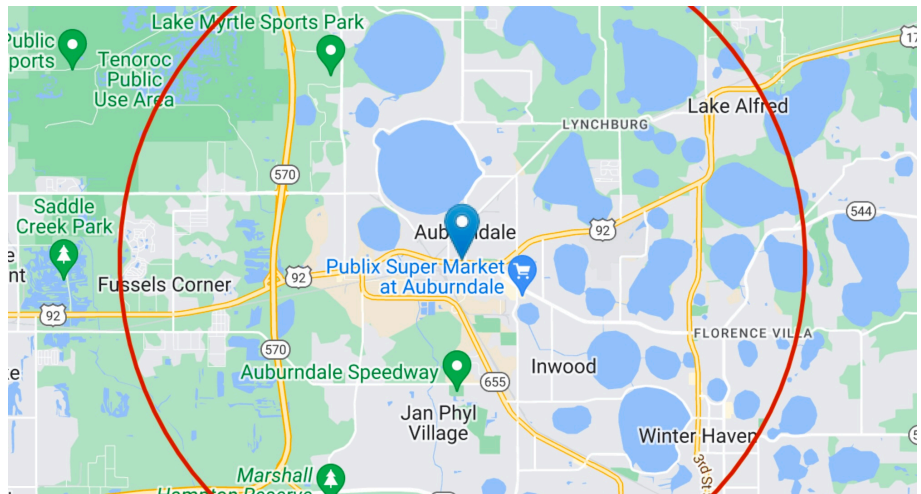
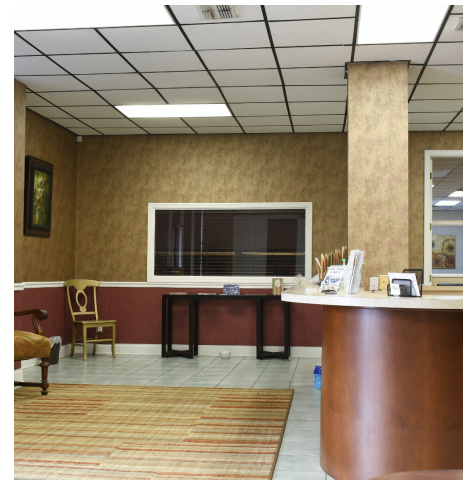
Auburndale, Florida 33823

\$950,000

Ideal office of retail opportunity in the ever expanding Auburndale/Winter Haven submarket. The property offers a unique opportunity expand an office or retail presence in a busy area of Auburndale, combining a multi-functional office and/or retail service and an ample sized warehouse space for an operating business or storage.

The property is currently operating as an office but can be transitioned to a dynamic retail operation. Prime Location with Frontage on Highway 92, offering excellent visibility and accessibility. Ideal for businesses or developers seeking ample square footage with a total of 4,510 sq ft. Features 5+ individual rooms tailored for office use, accommodating various business or service needs.

Providing versatile storage or operational space with a spacious 2,970 sq ft of warehouse area. Convenient access with two separate warehouse doors, allowing flexibility for logistics and operations. Equipped with a dedicated kitchen space, making it convenient for staff meals and breaks. Includes a well-maintained bathroom for the convenience of employees and visitors.



LOT	0.3 ACRES
Total Square Feet	7,480 sf <small>10.3%</small>
FRONTAGE	55 FEET
Building Class	C
Year Built/Renovated	1951/2009
Price Per Square Foot	266.00
Occupancy	Vacant

21 COMMERCIAL.

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