



NextHome®

Tire Center & Auto Repair

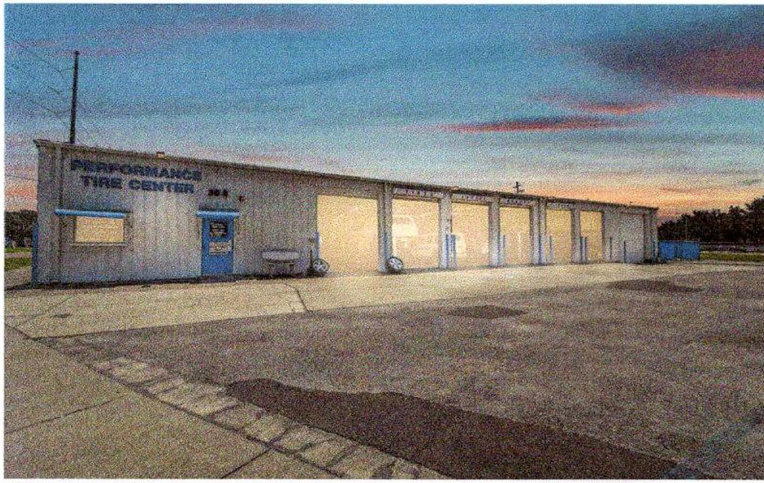
High Traffic Area with Great Road Frontage



304 Avenue E SW, Winter Haven, FL 33880

7 Bays | 2 Restroom | 7440 sq. ft.

0.52 acres lot size | MLS ID: P4926297



7 Deep Bays | 7 Overhead Doors

2 Restroom

7,440 sq. ft. | .52 acres lot size

MLS ID: P4926297

Sales Price: on request

Zoned: C-3



TURNKEY Well Established Tire Center & Auto Repair Shop business, available for sale in Polk County, FL. Located near Downtown Winter Haven. Valuable Real Estate included in

the sales price. First-class facility in a great location with tons of visibility. Includes business land building, major equipment & Inventory

Profitable equipped Tire Center & Auto Repair Business plus free-standing commercial building. Operating Since 2016 at the same location. The facility includes a large industrial building - 7440 sq ft, with high vaulted ceilings, 7 overhead doors & deep bays with 4 auto lifts. Includes storage to accommodate Motor Home or Bus. Fully Equipped with all tools and diagnostic equipment. All equipment is currently in 1st class condition.

The interior has a waiting room/reception/Lobby, kitchen facility, Showroom & Space for tire accessories and wheels.. unisex restroom plus an office.

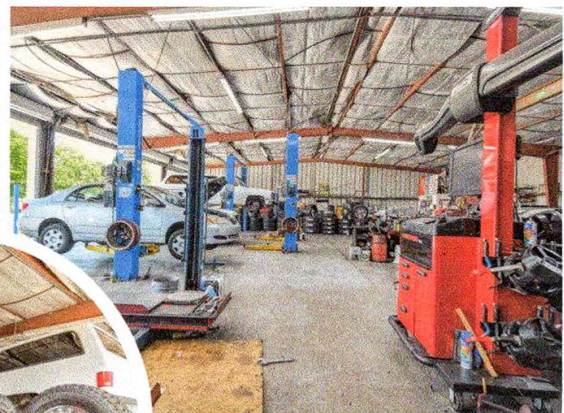
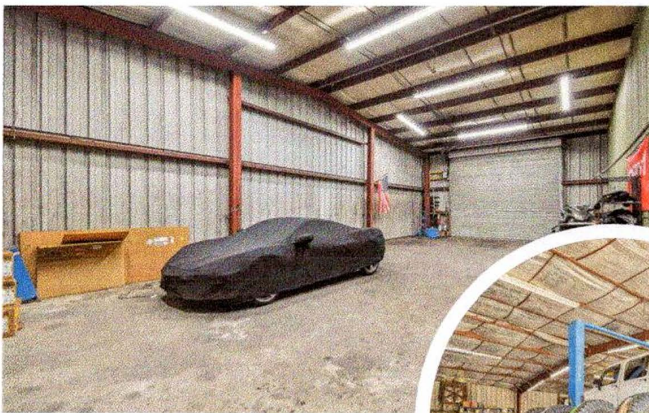
The Exterior Secured Entire Fenced Side Yard Space has plenty of storage area. "Chain Link Fence" PLENTY OF SPACE FOR PARKING VEHICLES IN FRONT OF PROPERTY

Full-Service Business. High Traffic Area with Great Road Frontage, busy, corner lot, busy prime location, sits on 0.39 acres of land. Road Front Footage 542 -2 sides. US HWY 17, Avenue E SW with access from both.

2 Parcels INTERSECTION

26282962000005011 - Ave E SW

26282962000005031 - US HWY 17



EXCELLENT HIGH-QUALITY TIRE CENTER, AUTOMOTIVE SERVICES, SELLING HIGH PERFORMANCE TIRES

304 Ave E SW Winter Haven, FL 33880



P4926297

304 AVENUE E SW WINTER HAVEN, 33880

County: Polk
 Subdiv: OVERSTREETS SUB
 Beds:
 Baths: 2
 Pool: None
 Style: Industrial
 Const Status: Completed
 Acreage: 1/4 to less than 1/2
 Minimum Lease Period:
 Garage: Attch: Spcs: Carport: Spcs:
 Garage/Carport: 6 to 12 Spaces, Ground Level
 Location: Central Business District, Corner Lot, In City Limits, Oversized Lot, Street Lights, Street Paved

Status: Active
 List Price: \$3,000,000
 Year Built: 1981
 Special Sale: None
 ADOM: 0
 CDOM: 0
 Proj Comp Date:
 Pets:
 SqFt Heated: 7,440
 Total SF: 7,440
 LP/SqFt: \$403.23

NextHome Norris & Company Realty are pleased to present this Reputable TURNKEY Well Established Tire Center & Auto Repair Shop business, available for sale in Polk County, FL. Located near Downtown Winter Haven. Valuable Real Estate included in the sales price. First-class facility in a great location with tons of visibility. Includes: business land, building, major equipment & Inventory. Profitable equipped Tire Center & Auto Repair Business plus free-standing commercial building. Operating Since 2016 at the same location. The facility includes a large industrial building - 7440 sq ft, with high vaulted ceilings, 7 overhead doors & deep bays with 4 auto lifts. Includes storage to accommodate Motor Home or Bus. Fully Equipped with all tools and diagnostic equipment. All equipment is currently in 1st class condition. The interior has a waiting room/reception/Lobby, Showroom & Space for tire accessories and wheels., 2 restrooms plus an office. The Exterior Secured Entire Fenced Side Yard Space has plenty of storage area. "Chain Link Fence". PLENTY OF SPACE FOR PARKING VEHICLES IN FRONT OF PROPERTY. Full-Service Business. High Traffic Area with Great Road Frontage, busy, corner lot, busy prime location, sits on 0.39 acres of land. Road Front Footage 542 -2 sides. US HWY 17, Avenue E SW with access from both. This is a very well-established operation with many years of experience. Great Reputation. Highly confidential, and no financial information will be released without proof of ability. A detailed list of tire inventory & tools/equipment would be given upon receiving the buyers/ability to purchase. There will continue to be demand for good local auto repair shops. People like to shop close to where they work/live. This tire center & automotive repair company is perfect for someone looking to capitalize on Polk County, Central Florida's growing population. For more information contact NextHome | Norris & Company Realty today for a detailed confidential summary package for this Winter Haven POLK COUNTY company for sale. FULLY EQUIPPED TIRE CENTER & AUTO REPAIR BUSINESS READY FOR A NEW BUYER Services include OIL CHANGE, ALIGNMENT, BRAKES, SHOCKS & TIRES.

Land, Site, and Tax Information

SE/TP/RG: 29/28/26	Zoning: C-3	Section #:	Floor Number:
Subd #:	Future Land Use:	Block/Parcel: 5	CDD:
Tax ID: 26-28-29-620000-005011	Zoning Compatible:	Front Exposure:	Annual CDD Fee:
Taxes: \$5,567	Tax Year: 2022	Lot #: 1	Land Lease Fee:
Auction:	Auction Type:	Other Exemptions:	Plat Book/Page: 12-8
Auction Firm/Website:	Property Access: No	Additional Parcels: Yes	
Homestead:	Buyers Premium:	Ownership: Sole Proprietor	
Alt Key/Folio:	Complex/Community Name:		
Lot Dimensions: 139.5x103	Lot Size Acres: 0.52	Lot Size (SF):	Flood Zone Code: X
Water Frontage:		Waterfront Feet: 0	
Legal Description: OVERSTREETS SUB PB 12 PG 8 BLK 5 LOTS 1 & 2 & ALL THAT PORTION OF 4TH ST SW CLOSED BY CITY COMM W OF SAME LESS RW FOR SR 555 AS DESC IN OR 4267 PG 1186			

Interior Information

Air Conditioning: Central Air	Flooring Covering: Ceramic Tile, Concrete, Laminate
Heating and Fuel: Central, Electric, Heat Pump	Security Features: Security Lights, Security System Owned, Smoke Detector(s)
Fireplace:	SqFt Heated Source: Public Records
Utilities: Electricity Available, Phone Available, Water Connected	
Sewer: Public Sewer	Water: Public
Interior Features:	
Appliances Included: Microwave, Refrigerator	

Exterior Information

Exterior Construction: Concrete, Metal Siding	Description:
Roof: Metal	Garage Dimensions:

Community Information

Realtor Information

List Agent: Michael Norris / Dee Norris	Agent ID: 255000148 / 255000225	Agent Direct: 863-287-3105
E-mail: nh@norrissandcompanyrealty.com	Agent Fax: 863-875-4873	Agent 2 Phone: 863-287-3106
Office: NEXTHOME NORRIS & COMPANY REALTY	Office ID: 255000574	Agent Cell: 863-287-3105
Office Fax: 863-875-4873	Original Price: \$3,000,000	Office Phone: 863-875-5583
Team Name:	Price Change:	Call Center #: 800-746-9464
On Market Date: 06/28/2023	Previous Price:	LP/SqFt: \$403.23
Owner:	Owner Phone:	Listing Type: Exclusive Right To Sell
Financing Available: Cash, Conventional	MGMT Contact Info:	
Spec List Type: Exclusive Right To Sell	Bonus: No	Bonus Exp Date:
Single Agent: 2.5%-\$295	Non-Rep: 2.5%-\$295	Trans Broker: 2.5%-\$295
Realtor Information: Brochure Available. Floor Plan Available. No Sign. See Attachments		
Showing Instructions: 24 Hour Notice, Appointment Only. Do Not Contact Tenants, Listing Agent Must Accompany, No Sign, See Remarks, Use ShowingTime Button		
Driving Directions: From Cypress Gardens Blvd turn R onto Hwy 17N/3rd St SW. Turn R on Ave E SW, property is on R.		

304 Ave E SW

EXCELLENT HIGH-QUALITY TIRE CENTER, AUTOMOTIVE SERVICES, SELLING HIGH PERFORMANCE TIRES
PERFORMANCE TIRE CENTER - ZONED C-3 - Asking Price \$3,000,000

2 Parcels: INTERSECTION

262829620000005011 - Ave E SW
262829620000005031 - US HWY 17

NextHome Norris & Company Realty are pleased to present this Reputable TURNKEY Well Established **Tire Center & Auto Repair Shop** business, available for sale in Polk County, FL. Located near Downtown Winter Haven. Valuable Real Estate included in the sales price. First-class facility in a great location with tons of visibility. Includes: business land, building, major equipment & Inventory

Profitable equipped Tire Center & Auto Repair Business plus free-standing commercial building. Operating Since 2016 at the same location. The facility includes a large industrial bay 7440 sq ft, with high vaulted ceilings, seven overhead doors, 4 double bays and 4 auto lifts. Storage to accommodate Motor Home or Bus. Fully Equipped with all tools and diagnostic equipment. All equipment is currently in 1st class condition.

The interior has a waiting room, breakroom, reception area, 2 restrooms plus an office, Lobby, Showroom & Space for tire accessories and wheels.

The Exterior Secured Entire Fenced Side Yard Space has plenty of storage area. "Chain Link Fence"
PLENTY OF SPACE FOR PARKING VEHICLES IN FRONT OF PROPERTY

Full-Service Business. High Traffic Area with Great Road Frontage, busy, corner lot, busy prime location, sits on **0.52** cres of land. Road Front Footage 542 -2 sides. **US HWY 17, Avenue E SW** with access from both.

This is a very well-established operation with many years of experience. Great Reputation. Highly confidential, and no financial information will be released without proof of ability. A detailed list of tire inventory & tools/equipment would be given upon receiving the buyers/ability to purchase.

There will continue to be demand for good local auto repair shops. People like to shop close to where they work/live. This tire center & automotive repair company is perfect for someone looking to capitalize on Polk County, Central Florida's growing population.

For more information contact **NextHome | Norris & Company Realty** today for a detailed confidential summary package for this Winter Haven POLK COUNTY company for sale

FULLY EQUIPPED TIRE CENTER & AUTO REPAIR BUSINESS READY FOR A NEW BUYER

Services include: _____

Property Description

Parcel ID: 262829620000005011
Owner1: MILHOLIN MARK W
Location Address: 304 AVENUE E
City/St/Zip: WINTER HAVEN FL 33881

MAP DISCLAIMER:

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."

PROPERTY DESC DISCLAIMER:

This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.



Property Description:

OVERSTREETS SUB PB 12 PG 8 BLK 5 LOTS 1 & 2 & ALL THAT PORTION OF 4TH ST SW CLOSED BY CITY COMM W OF SAME LESS R/W FOR SR 555 AS DESC IN OR 4267 PG 1186

Property Description

Parcel ID: 262829620000005031
Owner1: MILHOLIN MARK W
Location Address: 0 HWY 17
City/St/Zip: WINTER HAVEN FL 33880

MAP DISCLAIMER:

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."

PROPERTY DESC DISCLAIMER:

This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.



Property Description:

OVERSTREETS SUB PB 12 PG 8 BLK 5 LOTS 3 THRU 5 & ALL THAT PORTION OF 4TH ST CLOSED BY CITY COMM W OF SAME LYING NELY OF US HWY 17 (SR 555) LESS R/W FOR SR 555 AS DESC IN OR 4267 PG 1186

Performance Tires



Selected Parcel
 Roads
 Waterbodies
 Municipal Boundaries
 Lots
 Lot and Block Text

Blocks
 Tiers
 Dimensions_ParcelFabric
 Dimensions_Carto_Dist
 Dimensions_LabelText
 Surrounding Counties

Misc Text
 Railroads
 Arrows
 Parcels
 Surrounding Counties

PLSS Townships
 PLSS Sections
 PLSS Boundaries
 Gov't Lots

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".

Marsha M. Faux, CFA, ASA
 Property Appraiser
 Polk County, Florida
 June 22, 2023

Parcel Details:
26-28-29-
620000-
005011

-  TAX EST
-  PRT CALC
-  PRC
-  HTML PRC
-  TRIM
-  HTML TRIM
-  TAX BILL
-  I&E Forms

Owners *Recently purchased this property? [Click here.](#)*

MILHOLIN MARK W 100%

Mailing Address

Address 1 **304 AVENUE E SW**
Address 2
Address 3 **WINTER HAVEN FL 33880-3400**

Site Address

Address 1 **304 AVENUE E SW**
Address 2
City **WINTER HAVEN**
State **FL**
Zip Code **33881**

Parcel Information

Neighborhood **6666.30**
[Show Recent Sales in this Neighborhood](#)

Subdivision **OVERSTREETS SUB PB 12 PG 8**

Property (DOR) Use Code **Auto Repair (Code: 2750)**

Acreage **0.39**

Taxing District **WINTER HAVEN/SWFWM/LAKE REGION (Code: 92410)**

[Community Redevelopment Area](#) **Winter Haven Downtown CRA (Code: 22)**

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. It is a description of the ownership boundaries only and does not include easements or other interests of record. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

OVERSTREETS SUB PB 12 PG 8 BLK 5 LOTS 1 & 2 & ALL THAT PORTION OF 4TH ST SW CLOSED BY CITY COMM W OF SAME LESS R/W FOR SR 555 AS DESC IN OR 4267 PG 1186

Area Map



Recorded Plat

Visit the [Polk County Clerk of Courts website](#) to view the Recorded Plat for this parcel

Note: Some plats are not yet available on the Clerk's website. The site contains images of plats recorded on 01/05/1973 (beginning with book 058 Page 020) or later. For information on Plats recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the [Polk County Clerk's Office](#).

Mapping Worksheets (plats) for 262829


[Mapping Worksheet](#) [Mapping Worksheet Printable PDF HTML \(opens in new tab\)](#)

Linked Tangible Personal Property Accounts

Linked Accounts

Note: Tangible Personal Property is defined as everything other than real estate that has value by itself. Please click the + plus sign to show the list of TPP accounts linked to this parcel. Only first two owner names shown.

1 TPP Account(s)

 List of Accounts

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. Doing so will cause you to leave the Property Appraiser's website and access the Polk County Clerk of the Circuit Court's Official Records Search. Once the document opens, click the printer icon to print the document. If you have any issues opening the document once you have met all the listed system requirements, please contact the Clerk's office at (863)534-4000 and ask to speak to an IT staff member. If the Book/Page number does not have a blue link to Official Records, the deed may not be available through the [online records of the Clerk of the Circuit Court](#). In order to obtain a copy of the deed you will need to contact the Clerk of the Circuit Court Indexing Department at 863-534-4516. If the Type Inst is an "R", the document is not available through the Clerk of the Circuit Court's Official Records Search. Please contact the Property Appraiser to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
09989/00034	11/2016	W	I	MILHOLIN MARK W	\$375,000
08287/01209	12/2010	W	I	BOWEN BROTHERS FRUIT LLC	\$350,000
2923/1573	12/1990	W	I		\$900,000
1993/0632	01/1981	Q	E		\$100
	01/1962		E		\$100

Exemptions

Important Notice: In 2022, the Florida Legislature increased property tax exemptions for residents who are widows, widowers, blind, or totally and permanently disabled from \$500 to \$5,000. The increased exemption amount will become effective as of January 1, 2023, for the 2023 tax year. This change does not affect your tax bill for 2022.

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB –second \$25,000 amended homestead exemption reflects the name of the first owner only.

Code	Bld. #	Description	% Ownership	Renew Cd	Year Name	Note	Value
------	--------	-------------	-------------	----------	-----------	------	-------

If you have a Senior Exemption(Additional Homestead Exemption for Persons 65 and Older): For the 2023 tax year, the allowable total household adjusted gross income received during 2022 could not exceed \$35,167. If your total household adjusted gross income exceeded this limit, **YOU MUST NOTIFY THIS OFFICE**. Receiving no notification from the qualified senior will be considered a sworn statement, under penalty of perjury, that the income does not exceed the limit. **Improperly claiming any exemption could result in a lien against your property.**

If you would like to receive a notice of renewal electronically, please send us an email at paoffice@polk-county.net with your name, property address, and confirmation of your request.

Buildings

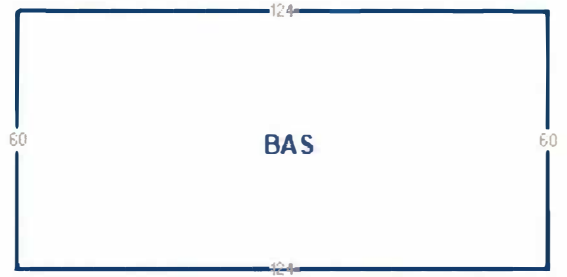
BUILDING 1 (1449 - SERVICE (REPAIR) GARAGE)

Building Characteristics

304 AVENUE E

Total Under Roof: 7,440 sqft
Living Area (as originally constructed): 7,440 sqft
Actual Year Built: 1981
Effective Year: 1999
Wall Structure: STEEL

Building BAS Note: The base area (living area or square foot living area) of a building is the originally designed building footprint / plan of the cooled and heated area of the building. In most cases, a base area will remain constant throughout the life of the building. A base area can be converted to a subarea (Example: A portion of the base is "cut-out" and used as a garage or porch); It is not, however, standard appraisal practice to convert a subarea to a base area unless there was an error when initially entering the data.



Element	Units	Information
HEAT CODE		NA
EXTERIOR WALL		NONE
WALL HEIGHT	12	
Stories	1	
LIVING UNITS	1	

Building Subareas

Building Sub Area Note: A sub area is an individual component of a building that may or may not be cooled/heated. The percent in a subarea description is the percent of the base rate applied to the value of the sub area. (Example: UGR UNFINISHED GARAGE 50% indicates this sub area is valued at 50% of the base area rate); If a sub area changes over time, the contributory value may also change.

Code	Description	Heated	Total
BAS	BASE AREA	Y	7,440
Total Under Roof			7,440 ft²
Total Living Area			7,440 ft²

Extra Features (Current)

LN	Code	Description	BLD	Length	Width	Units	Year Built
1	CON	CONCRETE	0	0	0	800	1985
2	FEN1	FENCE AVG QUALITY CHAIN LINK	0	0	0	400	1985

PERMITS

The Polk County Property Appraiser's Office does not issue or maintain permits. Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **WINTER HAVEN/SWFWMD/LAKE REGION** taxing district. The beginning of the description indicates permit agency (UNINCORP is an abbreviation for Unincorporated **POLK COUNTY**).

Land Lines

LN	Land Dscr	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* Commercial/Industrial	N	S	0	0	16,997.00

* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.

NOTICE: All information ABOVE this notice is current (as of Wednesday, March 29, 2023 at 2:08:25 AM). All information BELOW this notice is from the 2022 Tax Roll, except where otherwise noted.

Value Summary (2022)

Desc	Value
Land Value	\$157,222
Building Value	\$123,116
Misc. Items Value	\$6,078
Land Classified Value	\$0
Just Market Value	\$286,416
*Cap Differential and Portability	\$0
Agriculture Classification	\$0
Assessed Value	\$286,416
Exempt Value (County)	\$0
Taxable Value (County)	\$286,416

*This property contains a Non Homestead Cap with a differential of \$0.

Values by District (2022)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.692000	\$286,416	\$1,916.70	\$0	\$0.00	\$286,416	\$1,916.70
POLK COUNTY SCHOOL BOARD - STATE	3.271000	\$286,416	\$936.87	\$0	\$0.00	\$286,416	\$936.87
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$286,416	\$643.86	\$0	\$0.00	\$286,416	\$643.86
CITY OF WINTER HAVEN	6.590000	\$286,416	\$1,887.48	\$0	\$0.00	\$286,416	\$1,887.48
LAKE REGION LAKES MGMT DIST	0.410000	\$286,416	\$117.43	\$0	\$0.00	\$286,416	\$117.43
SOUTHWEST FLA WATER MGMT DIST	0.226000	\$286,416	\$64.73	\$0	\$0.00	\$286,416	\$64.73
		Assessed Taxes:	\$5,567.07	Tax Savings:	\$0.00	Total Taxes:	\$5,567.07

Taxes

Desc	Last Year	2022 Final
Taxing District	WINTER HAVEN/SWFWMD/LAKE REGION (Code: 92410)	WINTER HAVEN/SWFWMD/LAKE REGION (Code: 92410)
Millage Rate	20.1815	19.4370
Ad Valorem Assessments	\$5,454.90	\$5,567.07
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$5,454.90	\$5,567.07

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. [Visit the Polk County Tax Collector's site for Tax Bill information related to this account.](#) Use the [Property Tax Estimator](#) to estimate taxes for this account.

Prior Year Final Values

The Final Tax Roll is the 1st certification of the tax rolls by the Value Adjustment Board, per Florida Statute 193.122(2), F.S. This is the date all taxable property and tax rolls are certified for collection to the Tax Collector. Corrections made after this date are not reflected in the Final Tax Roll Values.

2021

Land Value	\$157,222.00
Building Value	\$109,177.00
Misc. Items Value	\$3,893.00
Just Value (Market)	\$270,292.00
SOH Deferred Val	\$0.00
Assessed Value	\$270,292.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$270,292.00

2020

Land Value	\$157,222.00
Building Value	\$116,251.00
Misc. Items Value	\$3,917.00
Just Value (Market)	\$277,390.00
SOH Deferred Val	\$0.00
Assessed Value	\$277,390.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$277,390.00

2019

Land Value	\$157,222.00
Building Value	\$106,825.00
Misc. Items Value	\$3,917.00
Just Value (Market)	\$267,964.00
SOH Deferred Val	\$0.00
Assessed Value	\$267,964.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$267,964.00

2018

Land Value	\$157,222.00
Building Value	\$107,442.00
Misc. Items Value	\$3,917.00
Just Value (Market)	\$268,581.00
SOH Deferred Val	\$0.00
Assessed Value	\$268,581.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$268,581.00

DISCLAIMER:

The Polk County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. The PCPA assumes no responsibility for errors in the information and does not guarantee that the data are free from errors or inaccuracies. Similarly the PCPA assumes no responsibility for the consequences of inappropriate uses or interpretations of the data. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of the search facility indicates understanding and acceptance of this statement by the user.

Parcel Details: 26-28-29-620000-005031

- [TAX EST](#)
 [PRT CALC](#)
 [PRC](#)
 [HTML PRC](#)
 [TRIM](#)
 [HTML TRIM](#)
 [TAX BILL](#)

Owners *Recently purchased this property? [Click here.](#)*

MILHOLIN MARK W 100%

Mailing Address

Address 1 **304 AVENUE E SW**
 Address 2
 Address 3 **WINTER HAVEN FL 33880-3400**

Site Address

Address 1 **0 HWY 17**
 Address 2
 City **WINTER HAVEN**
 State **FL**
 Zip Code **33880**

Parcel Information

Neighborhood **6666.30**
[Show Recent Sales in this Neighborhood](#)

Subdivision **OVERSTREETS SUB PB 12 PG 8**

Property (DOR) **Vacant Commercial**
 Use Code **(Code: 1000)**

Acreage **0.13**

Taxing District **WINTER HAVEN/SWFWM/LAKE REGION (Code: 92410)**

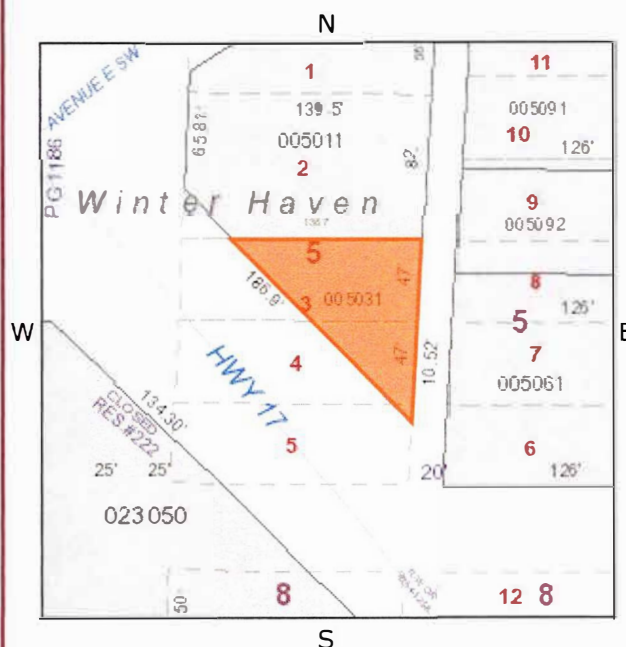
[Community Redevelopment Area](#) **Winter Haven Downtown CRA (Code: 22)**

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records. It does not include the section, township, range, or the county where the property is located. It is a description of the ownership boundaries only and does not include easements or other interests of record. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

OVERSTREETS SUB PB 12 PG 8 BLK 5 LOTS 3 THRU 5 & ALL THAT PORTION OF 4TH ST CLOSED BY CITY COMM W OF SAME LYING NELY OF US HWY 17 (SR 555) LESS R/W FOR SR 555 AS DESC IN OR 4267 PG 1186

Area Map



Recorded Plat

[Visit the Polk County Clerk of Courts website to view the Recorded Plat for this parcel](#)

Note: Some plats are not yet available on the Clerk's website. The site contains images of plats recorded on 01/05/1973 (beginning with book 058 Page 020) or later. For information on Plats recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the [Polk County Clerk's Office](#).

Mapping Worksheets (plats) for 262829

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. Doing so will cause you to leave the Property Appraiser's website and access the Polk County Clerk of the Circuit Court's Official Records Search. Once the document opens, click the printer icon to print the document. If you have any issues opening the document once you have met all the listed system requirements, please contact the Clerk's office at (863)534-4000 and ask to speak to an IT staff member. If the Book/Page number does not have a blue link to Official Records, the deed may not be available through the [online records of the Clerk of the Circuit Court](#). In order to obtain a copy of the deed you will need to contact the Clerk of the Circuit Court Indexing Department at 863-534-4516. If the Type Inst is an "R", the document is not available through the Clerk of the Circuit Court's Official Records Search. Please contact the Property Appraiser to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
09989/00034	11/2016	W	V	MILHOLIN MARK W	\$375,000
08287/01209	12/2010	W	V	BOWEN BROTHERS FRUIT LLC	\$350,000
2923/1573	12/1990	W	I		\$900,000
1993/0632	01/1981	Q	E		\$100
	01/1962		E		\$100

Exemptions

Important Notice: In 2022, the Florida Legislature increased property tax exemptions for residents who are widows, widowers, blind, or totally and permanently disabled from \$500 to \$5,000. The increased exemption amount will become effective as of January 1, 2023, for the 2023 tax year. This change does not affect your tax bill for 2022.

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB –second \$25,000 amended homestead exemption reflects the name of the first owner only.

Code	Bld. #	Description	% Ownership	Renew Cd	Year Name	Note	Value
------	--------	-------------	-------------	----------	-----------	------	-------

If you have a Senior Exemption(Additional Homestead Exemption for Persons 65 and Older): For the 2023 tax year, the allowable total household adjusted gross income received during 2022 could not exceed \$35,167. If your total household adjusted gross income exceeded this limit, **YOU MUST NOTIFY THIS OFFICE**. Receiving no notification from the qualified senior will be considered a sworn statement, under penalty of perjury, that the income does not exceed the limit. **Improperly claiming any exemption could result in a lien against your property.**

If you would like to receive a notice of renewal electronically, please send us an email at paoffice@polk-county.net with your name, property address, and confirmation of your request.

PERMITS

The Polk County Property Appraiser's Office does not issue or maintain permits. Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **WINTER HAVEN/SWFWMD/LAKE REGION** taxing district. The beginning of the description indicates permit agency (UNINCORP is an abbreviation for Unincorporated **POLK COUNTY**).

Land Lines

LN	Land Dscr	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* Commercial/Industrial	N	S	0	0	5,712.00

* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.

NOTICE: All information ABOVE this notice is current (as of Thursday, June 22, 2023 at 2:08:57 AM). All information BELOW this notice is from the 2022 Tax Roll, except where otherwise noted.

Value Summary (2022)

Desc	Value
Land Value	\$52,836
Building Value	\$0
Misc. Items Value	\$0
Land Classified Value	\$0
Just Market Value	\$52,836
*Cap Differential and Portability	\$0
Agriculture Classification	\$0
Assessed Value	\$52,836
Exempt Value (County)	\$0
Taxable Value (County)	\$52,836

*This property contains a Non Homestead Cap with a differential of \$0.

Values by District (2022)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.692000	\$52,836	\$353.58	\$0	\$0.00	\$52,836	\$353.58
POLK COUNTY SCHOOL BOARD - STATE	3.271000	\$52,836	\$172.83	\$0	\$0.00	\$52,836	\$172.83
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$52,836	\$118.78	\$0	\$0.00	\$52,836	\$118.78
CITY OF WINTER HAVEN	6.590000	\$52,836	\$348.19	\$0	\$0.00	\$52,836	\$348.19
LAKE REGION LAKES MGMT DIST	0.410000	\$52,836	\$21.66	\$0	\$0.00	\$52,836	\$21.66
SOUTHWEST FLA WATER MGMT DIST	0.226000	\$52,836	\$11.94	\$0	\$0.00	\$52,836	\$11.94
		Assessed Taxes:	\$1,026.98	Tax Savings:	\$0.00	Total Taxes:	\$1,026.98

Taxes

Desc	Last Year	2022 Final
Taxing District	WINTER HAVEN/SWFWMD/LAKE REGION (Code: 92410)	WINTER HAVEN/SWFWMD/LAKE REGION (Code: 92410)
Millage Rate	20.1815	19.4370
Ad Valorem Assessments	\$1,066.32	\$1,026.98
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$1,066.32	\$1,026.98

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental

services and facilities which may be levied by your county, city or any other special district. Use the **Property Tax Estimator** to estimate taxes for this account. **Note: The tax collector link is not available during tax sale processing. If you have questions, please contact the tax collector's office. Thank you for your patience.**

Prior Year Final Values

The Final Tax Roll is the 1st certification of the tax rolls by the Value Adjustment Board, per Florida Statute 193.122(2), F.S. This is the date all taxable property and tax rolls are certified for collection to the Tax Collector. Corrections made after this date are not reflected in the Final Tax Roll Values.

2021

Land Value	\$52,836.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$52,836.00
SOH Deferred Val	\$0.00
Assessed Value	\$52,836.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$52,836.00

2020

Land Value	\$52,836.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$52,836.00
SOH Deferred Val	\$0.00
Assessed Value	\$52,836.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$52,836.00

2019

Land Value	\$52,836.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$52,836.00
SOH Deferred Val	\$0.00
Assessed Value	\$52,836.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$52,836.00

2018

Land Value	\$52,836.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$52,836.00
SOH Deferred Val	\$0.00
Assessed Value	\$52,836.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$52,836.00

DISCLAIMER:

The Polk County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. The PCPA assumes no responsibility for errors in the information and does not guarantee that the data are free from errors or inaccuracies. Similarly the PCPA assumes no responsibility for the consequences of inappropriate uses or interpretations of the data. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of the search facility indicates understanding and acceptance of this statement by the user.

Last Updated: Thursday, June 22, 2023 at 2:08:57 AM

304 Avenue E Sw, Winter Haven, FL 33880-3400, Polk County

APN: 26-28-29-620000-005011 CLIP: 3428435190

POPULATION

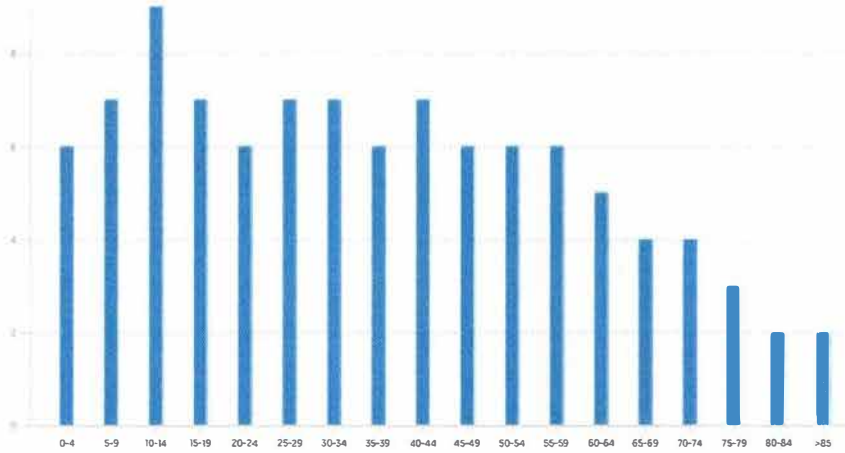
SUMMARY

Estimated Population	43,354
Population Growth (since 2010)	9.5%
Population Density (ppl / mile)	1,123
Median Age	36

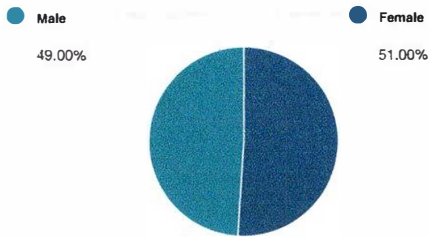
HOUSEHOLD

Number of Households	14,590
Household Size (ppl)	3
Households w/ Children	11,752

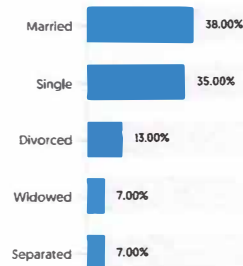
AGE



GENDER



MARITAL STATUS



HOUSING

SUMMARY

Median Home Sale Price	\$150,700
Median Dwelling Age	1981 years
Median Value of Home Equity	
Median Mortgage Debt	

STABILITY

Annual Residential Turnover	12.31%
5+ Years in Residency	
Median Years in Residency	

304 Avenue E Sw, Winter Haven, FL 33880-3400, Polk County

APN: 26-28-29-620000-005011 CLIP: 3428435190

POPULATION

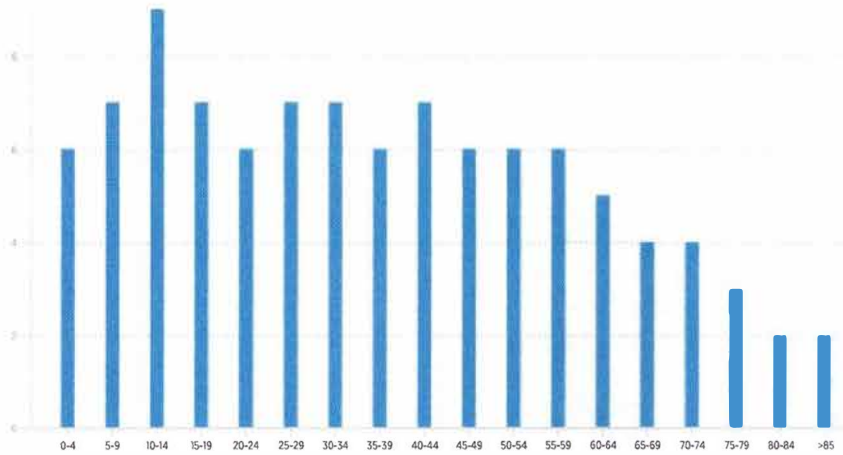
SUMMARY

Estimated Population	43,354
Population Growth (since 2010)	9.5%
Population Density (ppl / mile)	1,123
Median Age	36

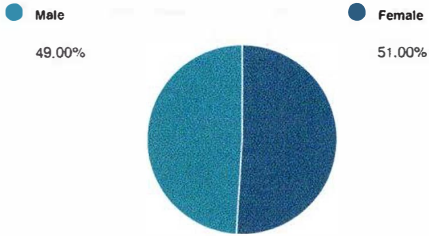
HOUSEHOLD

Number of Households	14,590
Household Size (ppl)	3
Households w/ Children	11,752

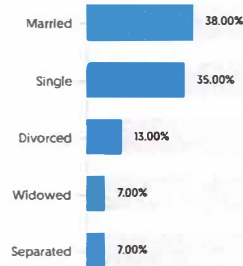
AGE



GENDER



MARITAL STATUS



HOUSING

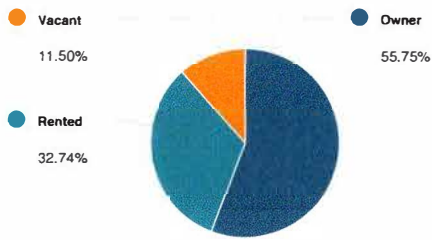
SUMMARY

Median Home Sale Price	\$150,700
Median Dwelling Age	1981 years
Median Value of Home Equity	
Median Mortgage Debt	

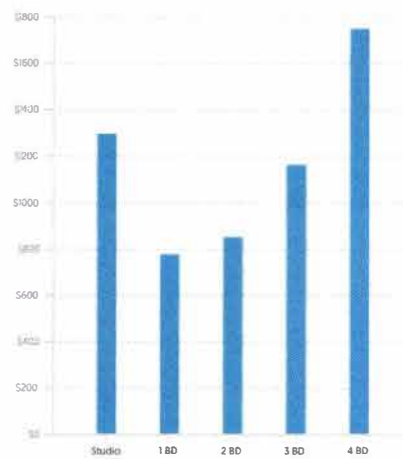
STABILITY

Annual Residential Turnover	12.31%
5+ Years in Residency	
Median Years in Residency	

OCCUPANCY



FAIR MARKET RENTS (COUNTY)

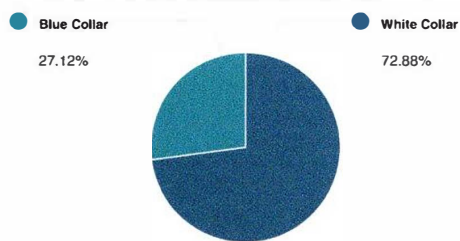


QUALITY OF LIFE

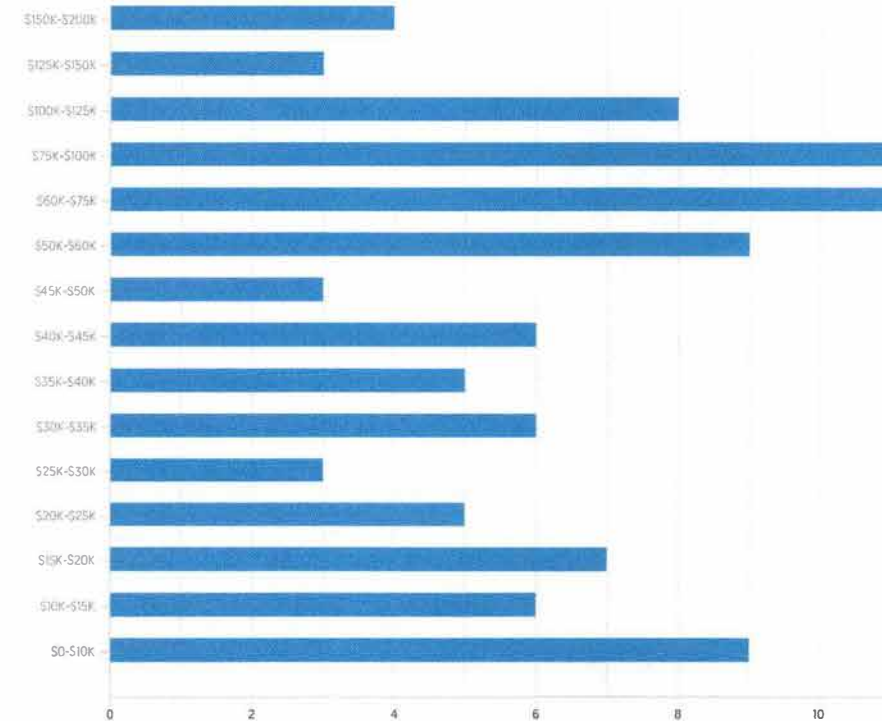
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	296
Mining	
Construction	1,630
Manufacturing	1,085
Transportation and Communications	1,377
Wholesale Trade	574
Retail Trade	2,921
Finance, Insurance and Real Estate	1,109
Services	7,041
Public Administration	1,074
Unclassified	

WORKFORCE



HOUSEHOLD INCOME



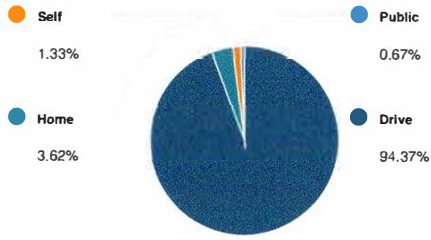
Average Household Income

\$50,502

Average Per Capita Income

\$24,399

COMMUTE METHOD



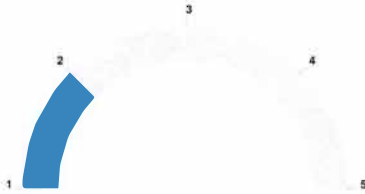
Median Travel Time **26 min**

WEATHER

January High Temp (avg °F)	73.1
January Low Temp (avg °F)	51.3
July High Temp (avg °F)	92.3
July Low Temp (avg °F)	74
Annual Precipitation (inches)	51.12

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	1,794
Some High School	5,722
High School Graduate	10,606
Some College	5,444
Associate Degree	2,916
Bachelor's Degree	5,480
Graduate Degree	987

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
 (2) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Cypress Junction Montessori	0.25	Pre-K-8th	191	15	4
Frank E. Brigham Academy	0.85	Pre-K-5th	569	17	5

Community Rating (2)

Cypress Junction Montessori	3
Frank E. Brigham Academy	

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Cypress Junction Montessori	0.25	Pre-K-8th	191	15	4
Denison Middle School	0.68	6th-8th	631	15	1
Winter Haven Senior High School	0.85	9th-12th	2,303	22	2

Community Rating (2)

Cypress Junction Montessori	3
Denison Middle School	1
Winter Haven Senior High School	

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Winter Haven Montessori	0.03	Pre-K-3rd	15		
Heritage Christian Academy	0.14	Pre-K-8th	65		
Ovell's Christian Academy	0.32	K-6th	36		
Language & Literacy Academy For Learning	0.5	Pre-K-12th	199		
Grace Lutheran School	0.52	Pre-K-8th	245		
Winter Haven Adventist Academy	0.65	K-9th	26		
Beymer United Methodist Preschool & Kindergarten	0.87	Pre-K-K	16		

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)
(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.
(3) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

ATTRACTIONS - RECREATION

	Address	Phone #	Distance	Description
The Wright Step School Of Dance	316 Avenue C Sw	(863) 412-6824	0.15	Dance Studios, Schools, And Halls
Arts Ensemble Education Foundation	230 Avenue C Sw	(863) 845-2984	0.18	Theatrical Producers And Services
The Arts Ensemble Education Foundation I	230 Avenue C Sw	(863) 293-2700	0.18	Performing Arts Center Production
Republican Club Of Lakeland	470 Citl Ctr St	(863) 258-0211	0.35	Membership Sports And Recreation Clubs
Family Billiards	20 4th St Sw	(863) 299-3246	0.38	Billiard Parlor
H.b. Leisure, Inc.	20 3rd St Sw Ste 303	(407) 592-8735	0.38	Theme Park, Amusement
Dance Connection	318 W Central Ave	(863) 299-8834	0.39	Dance Studio And School
Ritz On Central	263 W Central Ave	(863) 295-9900	0.41	Performing Arts Center Production
Bryant Home Gallery	31 5th St Nw	(863) 229-5946	0.42	Art Gallery, Commercial
A Premier Entertainment	142 Avenue B Se	(863) 324-7333	0.43	Disc Jockey Service

BANKS - FINANCIAL

	Address	Phone #	Distance	Description
Shorette Mortgage Inc	333 6th St Sw	(863) 293-6669	0.14	Mortgage Bankers And Loan Correspondents
Element Funding A Division Of Primary Residential Mortgage, Inc.	429 1st St S	(615) 553-5700	0.28	Mortgage Bankers And Loan Correspondents
Mortgage Solutions Of Colorado, LLC	635 1st St S Ste E&F	(863) 279-1425	0.29	Federal National Mortgage Association
Truist Bank	250 Magnolia Ave Sw	(863) 519-3014	0.29	National Commercial Banks
Paramount Residential Mortgage Group - Prmg Inc.	144 Avenue B Sw	(863) 875-8863	0.32	Mortgage Bankers And Loan Correspondents
American Liberty Mortgage Inc.	880 1st St S	(863) 875-4849	0.37	Mortgage Bankers
Crews Banking Corporation	347 W Central Ave	(863) 733-7010	0.4	State Commercial Banks
Bank Of America, National Association	510 W Central Ave	(863) 297-1344	0.4	National Commercial Banks
C S Processing Inc.	1101 1st St S Fl 1	(863) 551-5300	0.47	Functions Related To Deposit Banking
Federal Trust Bank	1101 1st St S Fl 1	(407) 302-4700	0.47	Federal Savings And Loan Associations

EATING - DRINKING

	Address	Phone #	Distance	Description
Osaka Of Winter Haven Japanese Steak House Inc	620 3rd St Sw	(863) 291-0295	0.08	Steak Restaurant
Pengeo, Inc.	353 6th St Sw	(863) 299-7177	0.12	Fast-Food Restaurant, Chain
The Tinsley Family Concessions Inc	353 6th St Sw	(863) 299-7177	0.12	Concessionaire

The Tinsley Group Inc	353 6th St Sw	(863) 299-7177	0.12	Eating Places
Tinsley LLC	353 6th St Sw	(863) 299-7177	0.12	Restaurant, Family: Chain
Tinsley-Bridgeman, LLC	353 6th St Sw	(863) 299-7177	0.12	Fast-Food Restaurant, Chain
Andy's Drive-In Restaurant Inc	703 3rd St Sw	(863) 293-0019	0.13	Drive-In Restaurant
Pizza Hut	721 3rd St Sw	(863) 291-4516	0.13	Pizzeria, Chain
Sakura Winter Haven, LLC	737 3rd St Sw Ste 787	(646) 321-3238	0.13	Japanese Restaurant
Grove Roots Brewing Co LLC	302 3rd St Sw	(863) 291-0700	0.14	Bars And Lounges

HEALTH CARE SERVICES

	Address	Phone #	Distance	Description
The Health Coach LLC	635 1st St S Ste 3	(863) 558-3223	0.29	Health And Allied Services, Nec
Miami Medical Operations	410 1st St S	(863) 875-7687	0.3	Health And Allied Services, Nec
Rodolfo Dumenigo, M.d., P.a.	410 1st St S	(863) 821-0021	0.3	Medical Centers
Peace River Center For Personal Development Inc	634 1st St S	(863) 409-7961	0.31	Mental Health Clinic, Outpatient
Steps For Change Behavioral Healthcare, LLC	634 1st St S	(407) 912-4574	0.31	Health And Allied Services, Nec
We Care Of Central Florida	205 Farnol St Sw	(863) 662-4227	0.31	Medical Services Organization
First Family Practice Inc	320 1st St S	(863) 294-6132	0.31	General And Family Practice, Physician/Surgeon
Fresenius Medical Care Holdings Inc.	120 Bates Ave Sw	(863) 299-2590	0.32	Childbirth Preparation Clinic
Rail Care Centers Florida II LLC	120 Bates Ave Sw	(863) 294-7887	0.32	Offices And Clinics Of Medical Doctors
Rail Care Centers Of Florida I, LLC	120 Bates Ave Sw Ste 170	(863) 294-7887	0.32	Kidney Dialysis Centers

HOSPITALITY

	Address	Phone #	Distance	Description
Gaylord Hotels	340 W Central Ave Ste 215	(615) 316-6000	0.39	Resort Hotel
K & K Enterprises	635 W Central Ave	(863) 293-2303	0.43	Hotels
Mahadeva Operator LLC	1150 3rd St Sw	(863) 294-4451	0.45	Resort Hotel
Secura Properties Management LLC	1150 3rd St Sw	(863) 294-4451	0.45	Resort Hotel
Natasha Hospitality LLC	1300 3rd St Sw	(863) 258-2247	0.51	Hotels And Motels
P & P Naran Inc	401 6th St Nw	(863) 294-4191	0.66	Hotel, Franchised
Sachee Associates, Inc	815 6th St Nw	(863) 294-4201	0.91	Motels
M & C Associates Inc	820 6th St Nw	(863) 293-5844	0.91	Hotels And Motels
Prabhu Krupa Inc	820 6th St Nw	(863) 293-5844	0.91	Hotels And Motels
Ronnie & Reshma Inc	820 6th St Nw	(863) 293-5844	0.91	Motels

ORGANIZATIONS - ASSOCIATIONS

	Address	Phone #	Distance	Description
First Church Of The Nazarenes	244 Avenue D Sw	(863) 293-0690	0.15	Miscellaneous Denomination Church
Church Of God Winter Haven	675 Avenue E Sw	(863) 299-2447	0.2	Miscellaneous Denomination Church
Central Church Of Christ	142 Avenue C Sw	(863) 294-2376	0.27	Church Of Christ
Grace Baptist Church Inc	130 Avenue G Se	(863) 299-5072	0.38	Baptist Church
Kimberley S. Ellis International Ministries Inc.	151 Avenue C Se	(863) 206-2616	0.38	Religious Organizations
First Baptist Church Of Winter Haven Florida Inc	198 W Central Ave	(863) 294-4133	0.42	Baptist Church
Show Them Ministries	538 Sears Ave Nw	(863) 604-7282	0.42	Religious Organizations
Ridge Baptist Association Inc	538 Sears Ave Nw	(863) 299-7875	0.42	Baptist Church
Saint Matthew Regenerations	197 W Central Ave	(863) 299-0300	0.42	Religious Organizations
Central Baptist Church Inc	57 6th St Nw	(863) 293-2295	0.44	Baptist Church

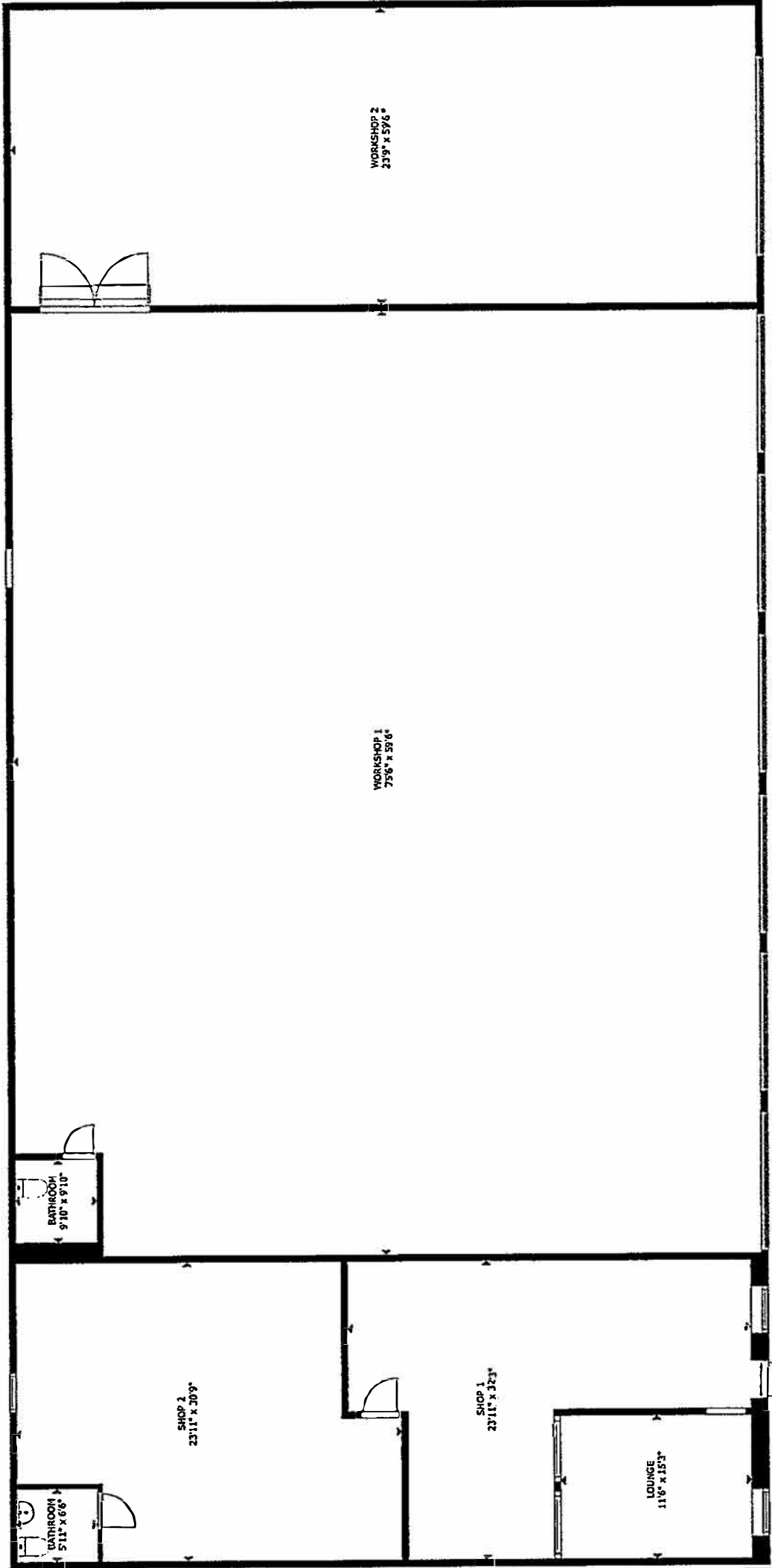
PERSONAL SERVICES

	Address	Phone #	Distance	Description
--	---------	---------	----------	-------------

Habitat Health And Fitness L LC	650 6th St Sw Unit 101	(863) 875-5668	0.14	Physical Fitness Facilities
Inside/Out/Fitness Co-Op, LL C	249 3rd St Sw	(863) 242-1094	0.18	Physical Fitness Facilities
Chain Of Lakes Cross Fit	219 3rd St Sw	(863) 229-5913	0.23	Physical Fitness Facilities
Natural Image Spa & Studio	1300 S Lake Howard Dr # 2	(863) 207-1379	0.52	Spas
Crossfit Winter Haven	319 Avenue P Sw	(863) 298-4551	0.71	Physical Fitness Facilities

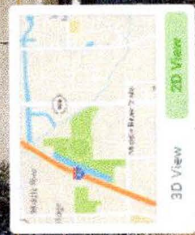
SHOPPING

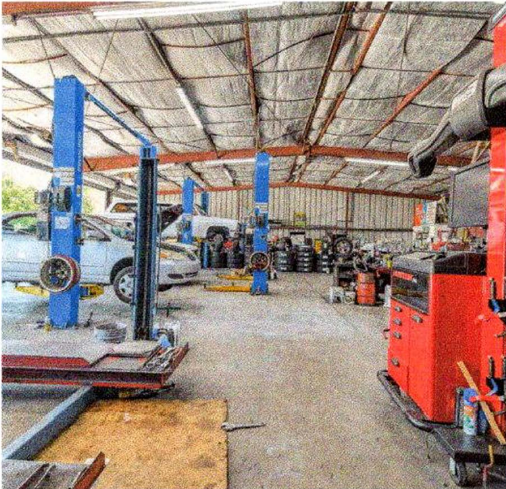
	Address	Phone #	Distance	Description
Lowe's Home Centers, LLC	700 3rd St Sw	(863) 299-2819	0.13	Home Centers
Doty Farm And Garden Supp ly Inc	299 6th St Sw	(863) 293-9730	0.19	Garden Supplies And Tools , Nec
Belk, Inc.	253 Citl Ctr St	(863) 401-9031	0.29	Department Stores, Discou nt
Health Food Center Of Winte r Haven Inc	632 1st St S	(863) 293-7847	0.3	Health Foods
S Lowe	490 Citl Ctr St	(863) 899-7755	0.31	Lumber And Other Bullding Materials
Macy's Florida Stores, LLC	231 Citl Ctr St	(863) 297-6300	0.32	Department Stores, Non-DI scout
Bryant Home Gallery	260 Avenue A Sw	(863) 256-9453	0.35	Supermarkets, Chain
Za Za Enterprises	121 Avenue H Se	(863) 838-3067	0.37	Spices And Herbs
Edible Arrangements Winter Haven	420 Citl Ctr St	(863) 293-0330	0.37	Food Gift Baskets
Target Marketing Associates Inc	20 3rd St Sw B	(863) 294-9900	0.38	Department Stores, Discou nt



GROSS INTERNAL AREA
 FLOOR 1: 7403 sq ft
 TOTAL: 7403 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.







TURNKEY Well Established Tire Center & Auto Repair Shop business, available for sale in Polk County, FL. Located near Downtown Winter Haven. Valuable Real Estate included in the sales price. First-class facility in a great location with tons of visibility. Includes: business land, building, major equipment & Inventory Profitable equipped Tire Center & Auto Repair Business plus free-standing commercial building. The facility includes a large industrial building - 7440 sq ft, with high vaulted ceilings, 7 overhead doors & deep bays with 4 auto lifts. Includes storage to accommodate Motor Home or Bus.



Michael and Dee Norris
Broker - Owners
863.875.5583 (Office)
nh@norrisandcompanyrealty.com
michaelanddeenorris.com

NextHome Norris & Company Realty
245 W. Central Avenue, Suite 101
Winter Haven, FL 33880

