

Cross Property 360 Property View

1510 6TH STREET SE, WINTER HAVEN, Florida 33880

Listing

P4901737 1510 6TH ST SE, WINTER HAVEN, FL 33880



County: Polk
Property Style: Retail
Ownership: Corporation
Year Built: 1998
Flex Space SqFt:
Office Retail Space SqFt:

Status: Active
List Price: \$550,000
LP/SqFt: \$301.37
Special Sale: None
ADOM: 1,284 **CDOM:** 1,284

Heated Area: 1,720 SqFt
Total Area: 1,825 SqFt

New Construction: No
Flood Zone Code: X
Number of Tenants:

Current use Dry Cleaners. Commercial building Zoned Mixed with an additional vacant lot. Attractive building is free standing, contemporary design, block construction, custom built in 1998 featuring open plan with one bathroom. Total under roof 1825sf includes 1700 sf air conditioned and 125 sf canopy. Double lot (188x125) with a 4ft chain link fence added in 2000. Prime corner location on a busy intersection with high visibility and good signage. Easy access for parking and pick up service. Currently used as a dry cleaning drop of business. Mixed zoning offers many other uses: including but not limited to professional, business or medical/healthcare office, convince store, social center, personal services or restaurant/cafeteria. Plus the option to build to suit on adjoining vacant lot. Please complete attached Offer Presentation Form, COVID -19 Waivers, addenda and riders including signatures and submit all the appropriate signed attachments.

Land, Site, and Tax Information

SE/TP/RG: 33-28-26
Subdivision #: 654100
Tax ID: [26-28-33-654100-000010](#)
Taxes: \$3,688.00
Book/Page: 41-10 **Alt Key/Folio #:**
Legal Desc: OSCEOLA HEIGHTS PB 41 PG 10 LOT 1
Road Frontage: City Street
Add Parcel: Yes **# of Parcels:** 2
Utilities Data: Electricity Available, Phone Available, Public
Parking: 6 to 12 Spaces
Lot Dimensions:
Water Frontage: No
Water Access: No
Water View: No

Zoning: MIXED
Future Land Use:
Tax Year: 2021
Complex/Comm Name:
Flood Zone: X
Additional Tax IDs: 262833654100000020
Section #: 33
Block/Parcel:
Lot #: 1
Front Footage:
Lot Size Acres: 0.28
Waterfront Ft: 0
Water Name:
Water Extras: No
Lot Size: 12,232 SqFt

Interior Information

Floors:
of Restrooms: 1
A/C: Central Air
Heat/Fuel: Central, Electric
Total Number of Buildings: 1
of Hotel/Motel Rooms:
Ceiling Height: 10 to 15 Feet
Water:
Offices:
of Conference/Meeting Rooms:
Freezer Space YN: No

Exterior Information

Ext Construction: Block, Stucco
Roof Construction: Shingle
Electric Service: 110 Volts
Building Features: Bathrooms, Reception
Signage:
of Bays:
of Bays Grade Level:
of Bays Dock High:

Green Features

Income and Expense

Realtor Information

List Agent: [Michael Norris](#)
List Agent E-mail: nh@norrisandcompanyrealty.com
List 2 Agent: [Dee Norris](#)
List Agent 2 Email: nh@norrisandcompanyrealty.com

List Agent ID: 255000148
List Agent Fax: 863-875-4873
List Agent 2 ID: 255000225
List Agent Direct: 863-875-5583
List Agent Cell: 863-287-3105
List Agent 2 Phone: 863-875-5583

List Office: [NEXTHOME NORRIS & COMPANY REALTY](#)
List Office 2: [NEXTHOME NORRIS & COMPANY REALTY](#)
Original Price: \$550,000
On Market Date: 07/26/2018
Previous Price:
Owner: LONGS DRY CLEANERS INC
Spec List Type: Exclusive Right To Sell
Single Agent: 2.5%-\$295
Dual Variable Compensation YN: No
Realtor Info: Brochure Available, See Attachments
Confidential Info:

Call Center #: 800-746-9464
List Office ID: 255000574
List Office 2 ID: 255000574
List Office Phone: 863-875-5583
LP/SqFt: \$301.37
Expiration Date: 03/31/2022
Listing Type: Exclusive Right To Sell
Bonus Exp Date:
Trans Broker: 2.5%-\$295

Showing Instructions: 24 Hour Notice, Appointment Only, Call Listing Agent, Do Not Contact Tenants, Listing Agent Must Accompany
Driving Directions: Cypress Gardens Blvd to 6th St SE. Building is on R.

Realtor Remarks: Jan 1st 2021 FOR ALL SHOWINGS Due to COVID -19 Safety Standards... Please complete attached the required waiver and questionnaire for ALL Agents, Buyers, Inspectors, Appraisers, contractors ECT... Stay Safe. All Offers: Please complete attached Offer Presentation Form, addenda and riders including signatures and submit all the appropriate signed attachments with offer to Michael & Dee Norris.

Seller's Preferred Closing Agent

Closing Agent Name:

Phone:

Email:
Address: , Florida
Closing Company Name:

Fax:

Tax

Owner Information

Owner:	Longs Dry Cleaners Inc	Owner (Alternate Format):	Longs Dry Cleaners Inc
Mailing Address:	10 W Central Ave	Mailing City & State:	Lake Wales FL
Mailing Zip:	33853	Mailing ZIP + 4:	4114
Mailing Carrier Route:	C051	Owner Occupied:	No

Location Information

Neighborhood:	OSCEOLA HEIGHTS	Neighborhood Code:	6666.3-6666.3
Subdivision:	Osceola Heights	Subdivision #:	654100
Township:	28	Range:	26
Section:	33	Lot:	1
Property ZIP:	33880	Property ZIP 4:	4507
Property Carrier Route:	C050	Census Tract:	013902
Census Block:	03	Census Block Group:	2
Zoning:	RP	Zoning Desc:	RES-PROFESSIONAL-RP
School District Name:	Polk County SD	Map 1:	28-26-33
Map 2:	28-26-33	Spatial Flood Zone Code:	X
Spatial Flood Zone Date:	12/22/2016	Spatial Flood Panel:	12105C0364G

Estimated Value

Value As Of: **03/06/2022**

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

Folio/Strap/PID (1):	26-28-33-654100-000010	Folio/Strap/PID (2):	33-28-26-654100-000010
Folio/Strap/PID (3):	262833654100000010	Account Number:	32826000
% Improved:	70	Tax Area:	92410
Total Taxable Value:	\$182,757	Plat Book-Page:	41-10
Legal Description:	OSCEOLA HEIGHTS PB 41 PG 10 LOT 1		

Assessment & Taxes

Assessment Year	2021	2020	2019
Just Value - Total	\$182,757	\$183,499	\$179,995
Just Value - Land	\$55,049	\$55,049	\$55,049
Just Value - Improved	\$127,708	\$128,450	\$124,946
Assessed Value - Total	\$182,757	\$183,499	\$179,995
Assessed Value - Land	\$55,049	\$55,049	\$55,049
Assessed Value - Improved	\$127,708	\$128,450	\$124,946
YOY Assessed Change (\$)	-\$742	\$3,504	
YOY Assessed Change (%)	0%	2%	
Tax Year	2021	2020	2019
Total Tax	\$3,688.31	\$3,725.20	\$3,732.02
Change (\$)	-\$37	-\$7	
Change (%)	-1%	0%	

Characteristics

County Use:	Svc Repair Shops	State Land Use Desc:	REPAIR/SERVICE SHOP-25
Land Use - CoreLogic:	Service Station	Building Type:	Retail Store
Bldg Class:	C	Year Built:	1998
Effective Year Built:	2000	Living Square Feet:	1,825

Living Square Feet: **1,825**
 Total Building Sq Ft: **1,825**
 Ground Level Sq Ft: **1,700**
 Total Units: **1**
 Lot Acres: **0.281**
 Lot Depth: **125**

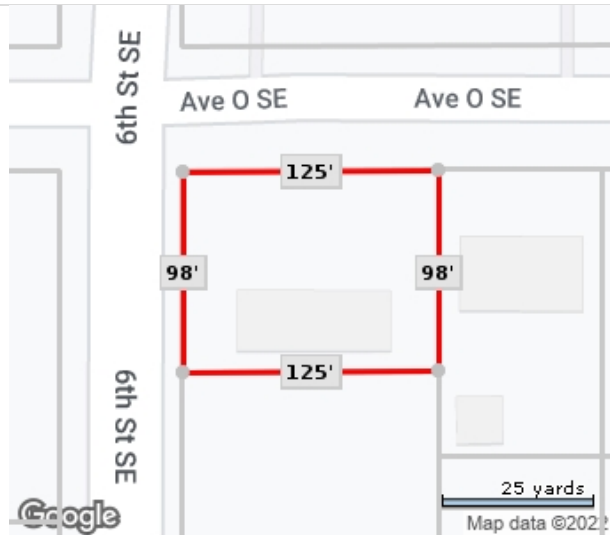
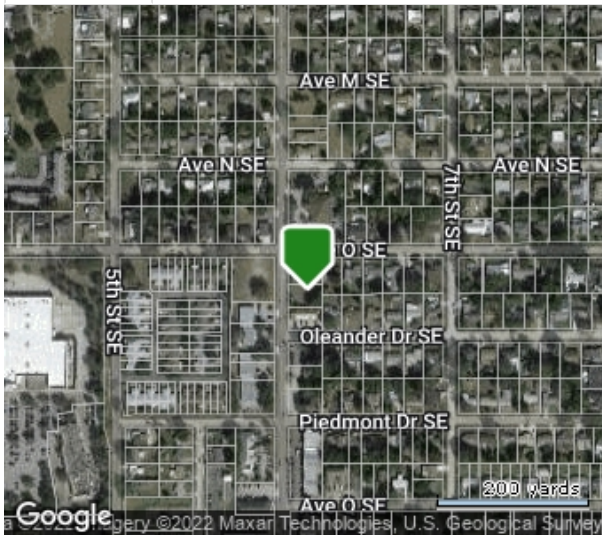
Total Building Sq Ft: **1,825**
 Heated Sq Ft: **1,700**
 Stories: **1.0**
 Lot Sq Ft: **12,232**
 Lot Frontage: **188**

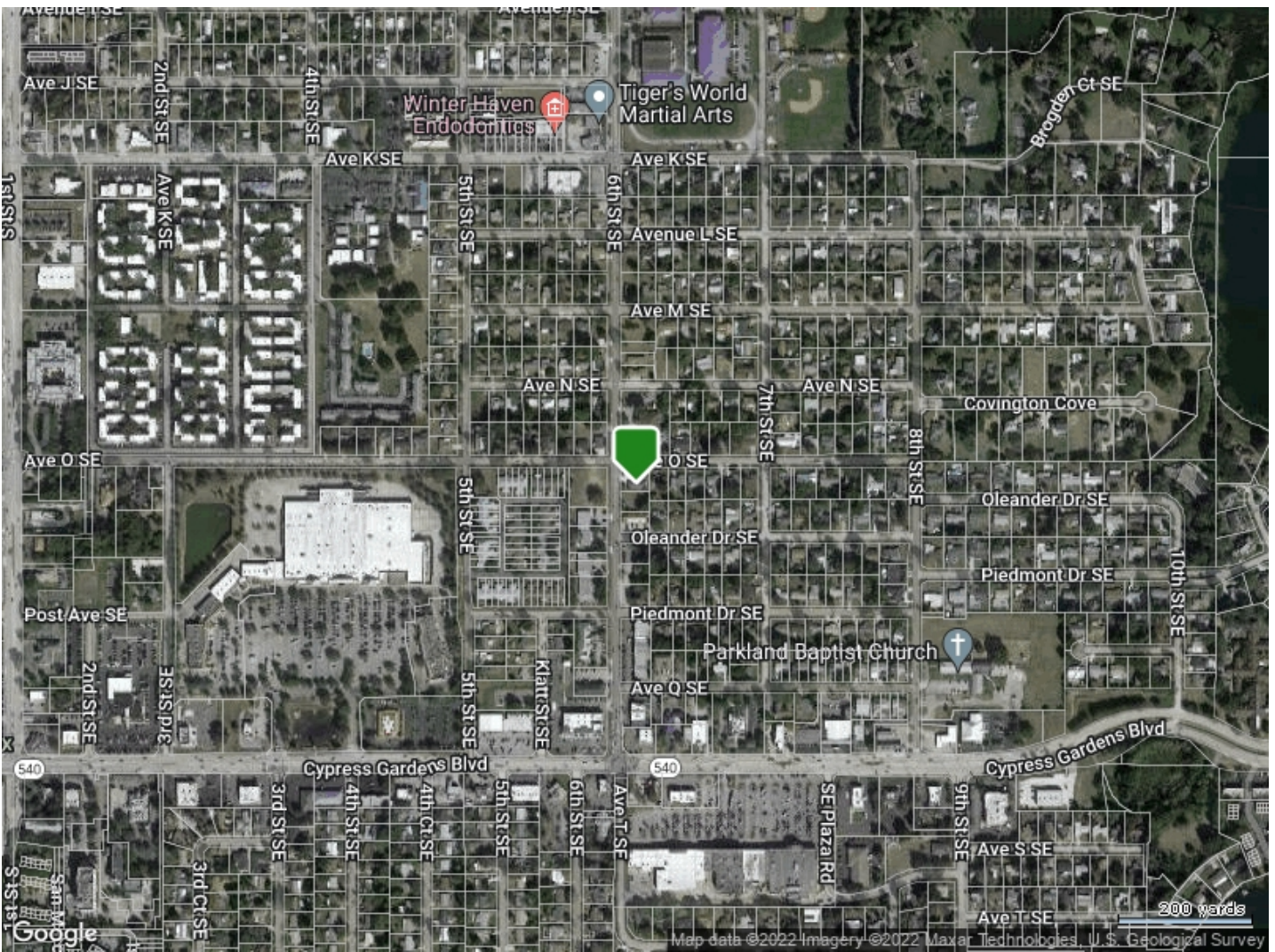
Building Features

Feature Type	Size/Qty	Width	Depth	Year Built	Value
Parking Bumper	7			1998	
Concrete	5,898			1998	
Fence Average Quality	207			2000	

Building Description	Building Size
BASE AREA	1,700
CANOPY 30%	125

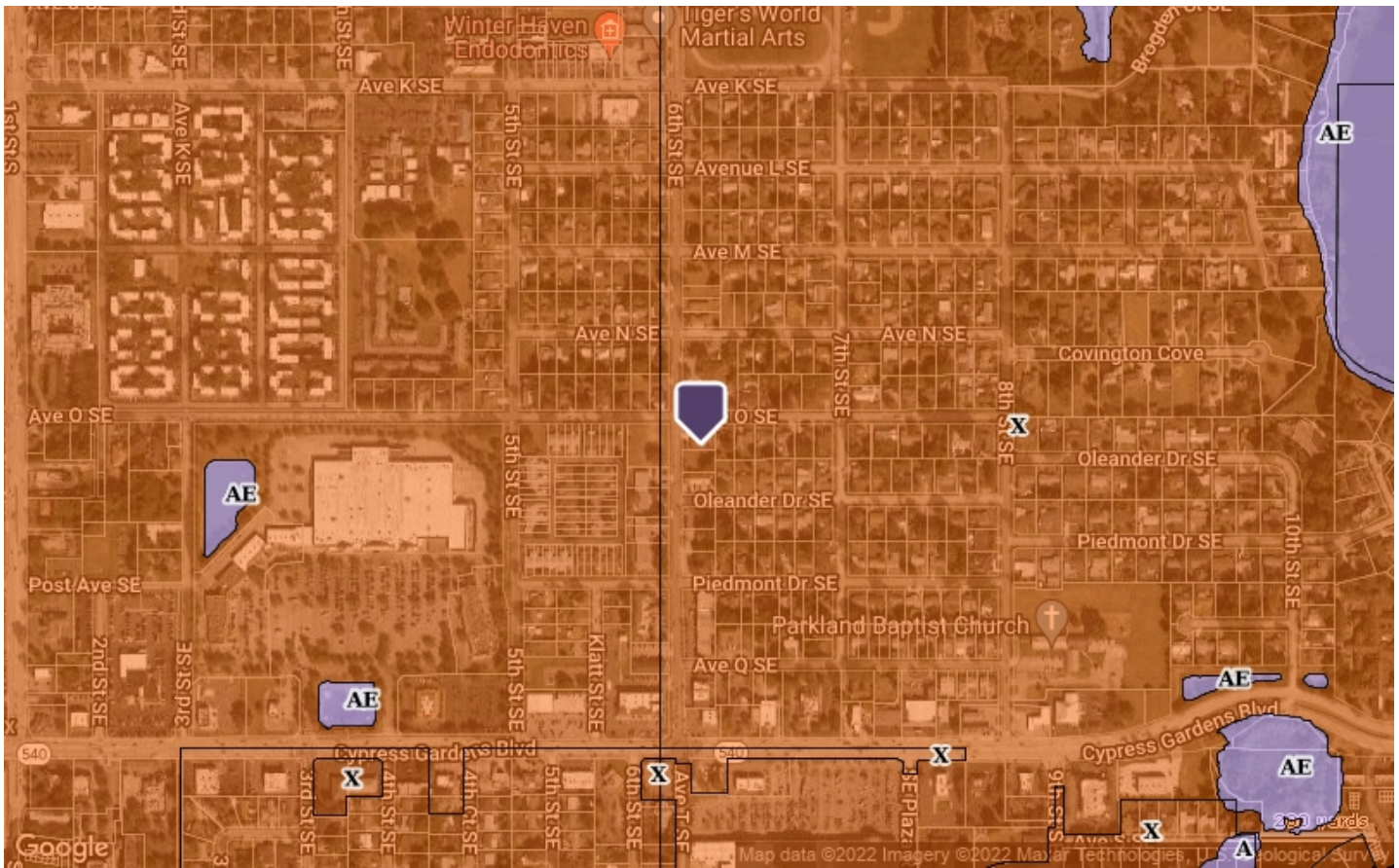
Parcel Map





Flood Map

Flood Zone Code:	X	Special Flood Hazard Area (SFHA):	Out
Flood Zone Date:	12/22/2016	Within 250 Feet of Multiple Flood Zone:	No
Flood Zone Panel:	12105C0364G	Flood Community Name:	WINTER HAVEN
Flood Code Description:	Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.		



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative. Copyright© My Florida Regional MLS DBA Stellar MLS. [Digital Millenium Copyright Act Take Down Notice](#)

Accessibility Issues?

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at **844-209-0134** to report the issue and for assistance getting the information you need.