

RETAIL & RESIDENTIAL MIXED USE

601 Avenue B NW

Winter Haven, Florida 33881

\$599,000

Presenting a prime mixed-use property with exceptional potential located in the heart of downtown Winter Haven. Built in 1949, this well-maintained building offers 3,796 square feet of versatile space, ideally suited for residential and commercial use.

Two parcels adjoining the building are available for off-street parking. This is a total of 0.42 acres of currently undeveloped land. It is listed separately for an additional cost.

The ground floor is designed for commercial use and is currently configured with seven treatment rooms and multiple storage areas. This layout is ideal for medical, wellness, or professional services, offering flexibility for various business needs. The property boasts three separate entrances, enabling multiple businesses to operate independently within the same building.

The upper level of the building features three apartments, providing a steady rental income opportunity. Two of these units are well-appointed, with one bedroom and one bathroom each, while the third unit offers a spacious one-bedroom layout with an additional den and a full bathroom. Each apartment has a full kitchen, making it highly desirable for tenants seeking comfort and convenience.

Located on a 0.1-acre lot with excellent visibility from 6th Street/Highway 17, this property benefits from high foot traffic and is within walking distance of many of downtown Winter Haven's thriving businesses. The central location, combined with the mixed-use zoning, makes this an outstanding investment opportunity for those looking to capitalize on the area's dynamic growth.

Lot Size
0.52 Acres

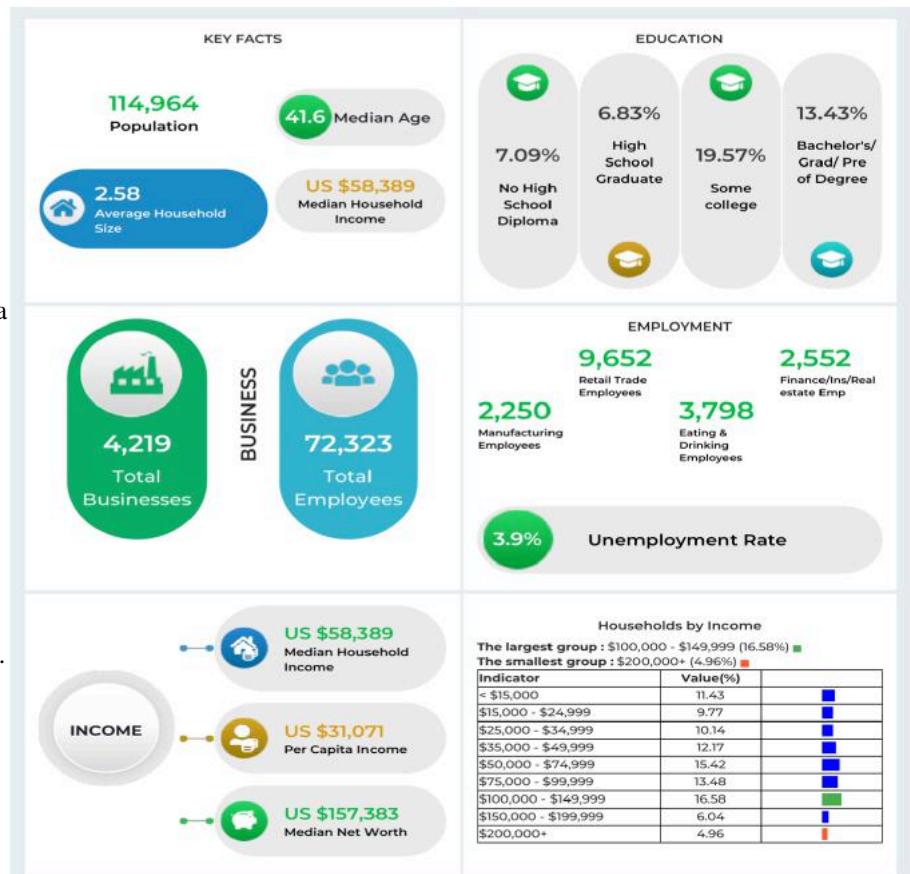
Frontage
250' x 240'

Buildings
3,796 sf

Build Class
C

Built/Renovated
1949/2018

Traffic (VPD)
25,000



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