

DIGITALLY ENHANCED - TEMPORARY OBJECTS REMOVED

COMMERCIAL OPPORTUNITY

**\$765,000**

**Two Buildings. Flexible Uses.**

Retail | Medical Office | Traditional Office  
C-3 Zoning | Owner/User or Investment Strategy

**3,620**

SF

**2**

BUILDINGS

**16,240**

LOT SF



**Christopher Renfro**

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# Property Snapshot

Dual-building commercial portfolio in Winter Haven

**kw SMART**  
KELLER WILLIAMS REALTY



## Key Offering Details

ASKING PRICE

**\$765,000**

PROPERTY TYPE

**Mixed Use / Office / Retail**

SUB TYPE

**Medical / Storefront / Office**

INVESTMENT TYPE

**Owner/User**

SQUARE FOOTAGE

**3,620 SF**

PRICE PER SF

**\$211.33**

OCCUPANCY

**100%**

YEAR BUILT

**1953 / 1942**

YEAR RENOVATED

**2010**

BUILDINGS

**2**

LOT SIZE

**16,240 SF**

## Commercial Positioning

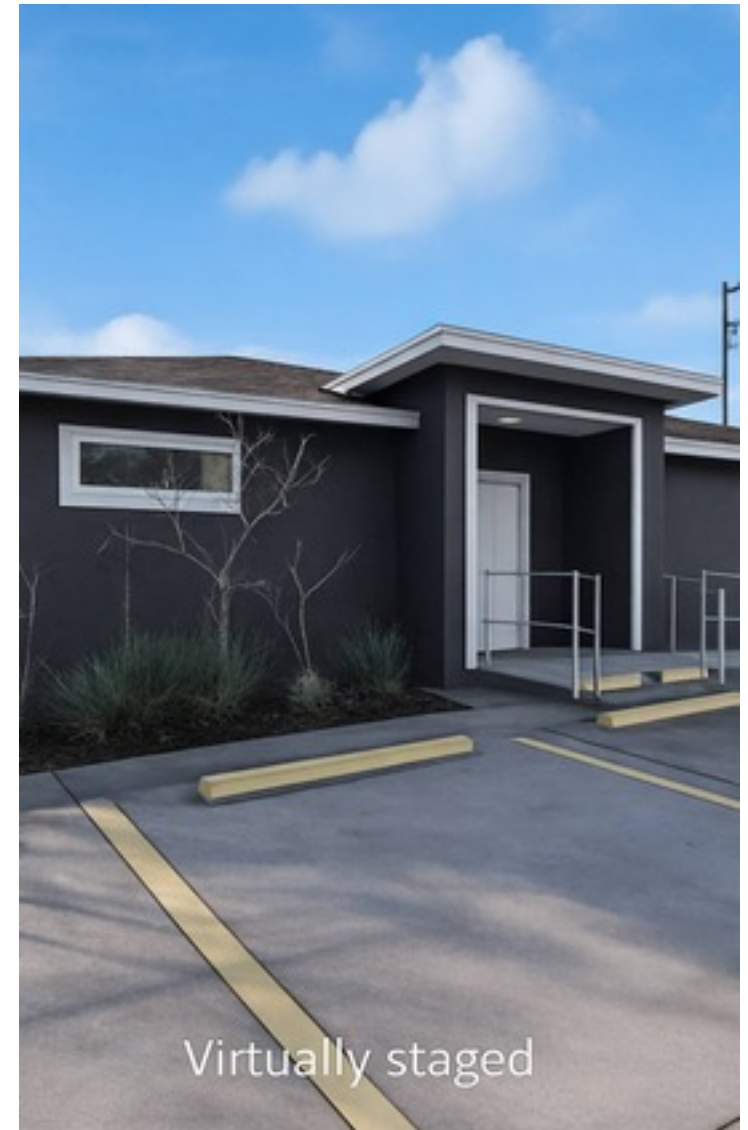
Premier dual-building commercial opportunity in Winter Haven with two separate commercial buildings sold together as a combined portfolio. Each building offers its own parcel number, private entrance, and independent utilities, creating flexibility for owner-users, investors, or operators with multiple business concepts. The C-3 commercial zoning supports a broad range of potential retail, office, professional service, medical, studio, salon, and specialty business uses. Buyer to verify all intended uses and modifications with the municipality.

## Why This Offering Works

- Two separate buildings create operational flexibility and potential multi-tenant strategy.
- Independent utilities and private entrances help support separate business operations.
- Potential for interior subdivision with multiple entry points and restroom facilities; buyer to verify.
- High-visibility corridor with on-site parking and strong street exposure.
- Adaptable layouts for medical office, storefront retail, professional services, salon, studio, boutique, or specialty business use.
- Located near Downtown Winter Haven, Lake Eloise area attractions, LEGOLAND Florida Resort, dining corridors, and U.S. Highway 17.

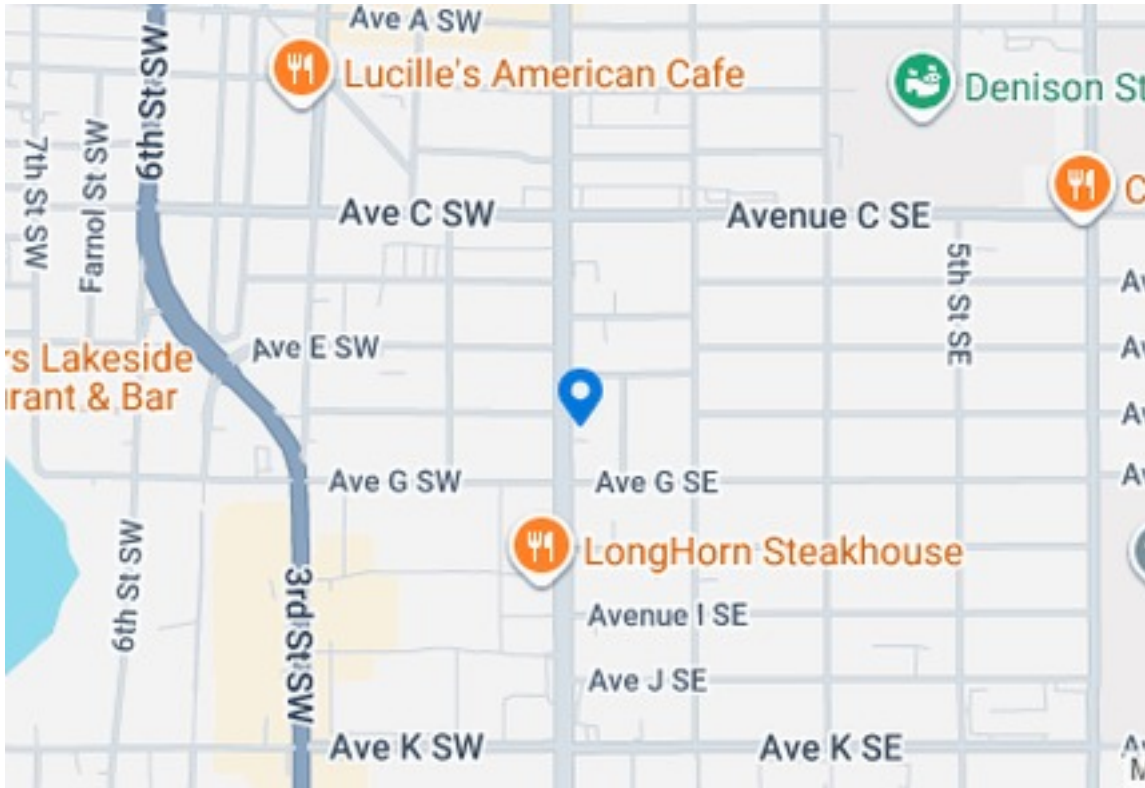
### Potential Strategies

- Owner-occupy one building and lease the other
- Lease both buildings for income generation
- Occupy both buildings for a multi-service business footprint



# Location Overview

Winter Haven commercial corridor with nearby demand drivers



## Area Drivers

- Downtown Winter Haven access
- Lake Eloise area attractions
- LEGOLAND Florida Resort draw
- Major dining and service corridors
- Medical and professional service demand
- Convenient connection to U.S. Highway 17



# Property Photo Gallery

Exterior, parking, and building views

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Note: Some marketing images may be digitally enhanced or virtually staged as disclosed on the image. Buyer to verify current site condition.

Information deemed reliable but not guaranteed. Buyer to verify zoning, measurements, permitted uses, condition, and all intended modifications with appropriate authorities.

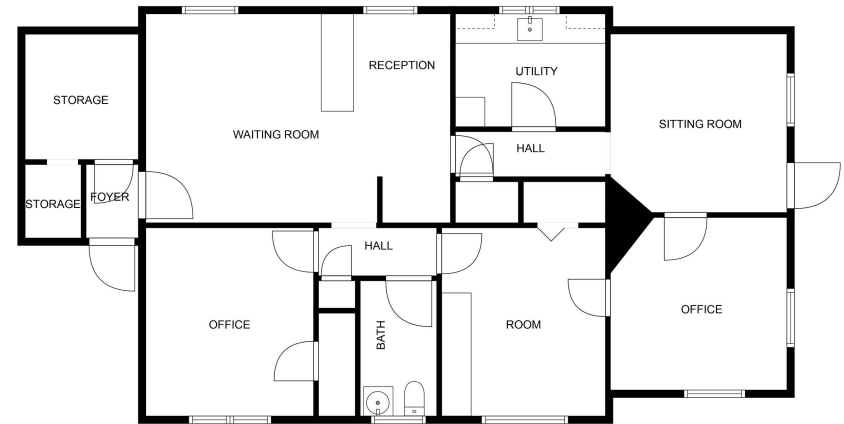
# Floor Plans & Broker Contact

Two-building layout overview

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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**\$765,000**

Information deemed reliable but not guaranteed. Buyer to verify all measurements, zoning, building areas, parcel details, utilities, permitted uses, occupancy, condition, and any intended modifications. Marketing images may be digitally enhanced or virtually staged where disclosed.