

# Coldwell Banker Commercial NRT Downtown Restaurant - Winter Haven, FL

**Nice Dine-In  
Restaurant with Plenty  
of Off-Street Parking  
(Former Wendy's).**



**Price:  
\$420,000**

For More Information, go to:  
[www.myfloridarealtors.com/WH-DowntownRestaurant.htm](http://www.myfloridarealtors.com/WH-DowntownRestaurant.htm)

**Mike Nolen Sr., Gloria J. Spanjers  
Realtor**

**Coldwell Banker Commercial  
NRT**

**290 Cypress Gardens Blvd.,  
Winter Haven, FL 33880**

**863-294-7541 Office**

**863-325-206-4749 Cell Gloria**

**863-508-1736 Direct line Gloria**

**Gloria@myfloridarealtors.com**



**COLDWELL  
BANKER  
COMMERCIAL**

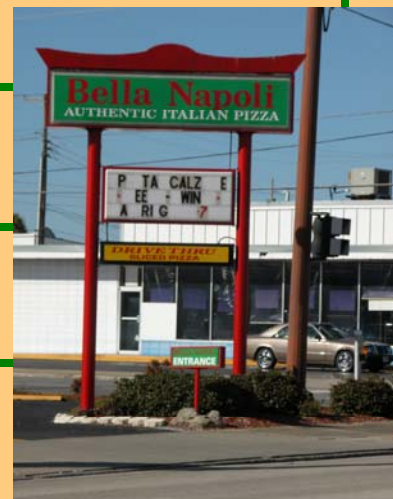
**NRT**

*Florida's Commercial Real Estate Company*

# Downtown Restaurant

**301 Third Street, S.W., Winter Haven, Florida**

<b>DESCRIPTION:</b>	Italian restaurant in downtown Winter Haven. This restaurant was originally built as a Wendy's Restaurant. It is currently serving original Italian cuisine with a good following. The present owner has done well; however his financial backing has been withdrawn and, thus, the need to sell has arisen.
<b>LOCATION:</b>	Avenue C and Third Street, S.W., Winter Haven
<b>SITE:</b>	Existing 2,020 SF building. Total land area is 0.3218 acres. See boundary survey below.
<b>INGRESS &amp; EGRESS:</b>	Excellent access from both Avenue C, S.W., and from Third Street, S.W. There is ample parking on both the north and south sides of the restaurant.
<b>UTILITIES:</b>	Water, sewer, telephone, gas and electric available.
<b>ZONING:</b>	City of Winter Haven - Commercial Downtown (main restaurant parcel and north parking); Commercial Highway (south parking parcel).
<b>EMERGENCY:</b>	Fire, Police, and ambulance service available to the site.
<b>PRICE:</b>	<b>\$420,000.00</b>



*All information contained herein has been obtained from sources deemed reliable. The property information herein is derived from various sources that may include, but not be limited to, county records, a Multiple Listing Service or other commercial listing service. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Coldwell Banker Commercial NRT, nor any agent thereof cannot guarantee this information. We are not responsible for errors, omissions, prior sale, change in price, easements, zoning changes or withdrawal of property from the market without notice.*

**Mike Nolen Sr., Gloria J. Spanjers**  
**Realtor — 863-294-7541**



**COLDWELL  
 BANKER  
 COMMERCIAL**

NRT

*Florida's Commercial Real Estate Company*