

# Coldwell Banker Commercial NRT Commercial Lot Next to Grocery - Polk City, FL



**Price:**  
**\$125,000.00**

- **Located between downtown and Fantasy of Flight Attraction.**
- **New USF Polytech campus will be constructed nearby.**
- **Located next to Town Hall.**
- **On SR 559, within a couple of miles of I-4 interchange.**
- **Van Fleet State Trail (Rails to Trails) within a mile.**

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[www.mycommercialteam.com/Bucci-SR559Land.htm](http://www.mycommercialteam.com/Bucci-SR559Land.htm)



NRT

Florida's Commercial Real Estate Company

# Commercial Site Adjacent to Town Grocery Store

## Polk City, Florida

<b>DESCRIPTION:</b>	Vacant commercial parcel near center of Polk City on SR 559.
<b>LOCATION:</b>	SR 559 (Broadway Boulevard) in downtown Polk City, adjacent to town's grocery store. This property is about a quarter mile from SR 33 and about a mile from Fantasy of Flight attraction. This area is in heart of the growth area for new USF Polytech campus, under development.
<b>SITE:</b>	Vacant Land with 114 feet of frontage on SR 559 and 131 feet of frontage on Hydrangea Avenue, N. Parcel is 0.4001 acres. Parcel has additional band of property (10 feet to 13 feet wide) of limited value around east and north side of parcel to north.
<b>INGRESS &amp; EGRESS:</b>	Excellent access from SR 559 and from Hydrangea Avenue.
<b>UTILITIES:</b>	Water, sewer, telephone, gas and electric available.
<b>ZONING:</b>	City of Polk City - C-1 (Commercial) Zoning and Commercial Future Land Use.
<b>EMERGENCY:</b>	Fire, Police, and ambulance service available to the site.
<b>PRICE:</b>	<b>\$125,000.00</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.*

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