

# Coldwell Banker Commercial NRT Commercial City Block - US 17, Eagle Lake, FL

Eagle Lake Commercial

A Full City Block  
On US Highway 17

Priced Reduced to:  
**\$379,000!**



For More Information, go to:  
[www.mycommercialteam.com/EagleLakeCommercial.htm](http://www.mycommercialteam.com/EagleLakeCommercial.htm)

Mike Nolen Sr., Gloria J. Spanjers  
Realtor  
Coldwell Banker Commercial  
NRT  
290 Cypress Gardens Blvd.,  
Winter Haven, FL 33880  
863-294-7541 Office  
863-325-325-5856 Cell Mike  
863-508-1718 Direct line Mike  
Mike@mycommercialteam.com



**COLDWELL  
BANKER  
COMMERCIAL**

NRT

Florida's Commercial Real Estate Company

## Commercial Site - Full City Block on US Highway 17

### Eagle Lake Commercial

<b>DESCRIPTION:</b>	Commercial parcel with good visibility on northbound side of the US 17 split in downtown Eagle Lake. Good traffic counts (10,500 vehicles/day - 2006 DOT Traffic Study).
<b>LOCATION:</b>	U.S. Highway 17 with intersections at Lake Avenue and McLeod Avenue. Back of block fronts on 6th Street.
<b>SITE:</b>	Full city block: 1.5159 Acres. 260 feet of frontage on US Highway 17. Existing concrete block house (1,952 SF, built 1961) located on east side of block.
<b>INGRESS &amp; EGRESS:</b>	Excellent access from northbound US Highway 17, with intersections that will also provide easy access to southbound US Highway 17, which is one block west.
<b>UTILITIES:</b>	Water, sewer, telephone, electric, and gas available.
<b>ZONING:</b>	City of Eagle Lake. Fully entitled for office/commercial use.
<b>EMERGENCY:</b>	Fire, Police, and ambulance service available to the site.
<b>PRICE:</b>	<b>\$379,000.00 PRICE REDUCED!</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



NRT

Florida's Commercial Real Estate Company



ENGINEERING • SURVEYING • PLANNING  
CONSTRUCTION MANAGEMENT SERVICES  
140 EAST MAIN STREET  
BARTOW, FLORIDA 33800  
PHONE: (888) 294-9414 FAX: (888) 534-9432  
CERTIFICATE OF AUTHORIZATION NO. 25924  
LICENSED BUSINESS NO. 7299

**MUR ENTERPRISES, INC.**  
135 NORTH 6TH STREET  
HAINES CITY, FL 33844

**CITY OF EAGLE LAKE  
COMMERCIAL OUTPARCEL**

Designed By	LKW	Date:	JAN 2007
Checked By	MDP	Scale:	NTS
Drawn By	MAK	Job No.:	-

No.	DATE	REVISION

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



NRT

*Florida's Commercial Real Estate Company*