

Coldwell Banker Commercial NRT

Unique Business Location/Residence

Only \$199,000



- **2,700 SF building**
- **Includes Nice Office/Apartment (1,500 SF)**
- **Apartment has 2 BR, plus 1 1/2 BA**
- **Located one block off US Highway 17 in Winter Haven's Shopping District**
- **Work Area (1,200 SF)**
- **Fenced Yard for Great Security**

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**COLDWELL
BANKER
COMMERCIAL**

NRT

Florida's Commercial Real Estate Company

Developed Commercial Site

536 Avenue K, S.W.,
Winter Haven, Florida

DESCRIPTION:	Commercial parcel with existing building. An opportunity to own your own business and live on the premises!
LOCATION:	Avenue K, S.W., just west of U.S. Highway 17 in the center of Winter Haven's growing industrial/retail center.
SITE:	Existing 2,700 SF building, including 1,500 SF of office space. Lot size is approximately 9,500 SF. Nice 2BR 1 1/2 BA Apartment completely tiled & updated. Separate office is air-conditioned.
INGRESS & EGRESS:	Excellent access from Avenue K, SW, with controlled intersection at U.S. Highway 17.
UTILITIES:	Water, sewer, telephone, electric, and gas available.
ZONING:	City of Winter Haven - Industrial, Light
EMERGENCY:	Fire, Police, and ambulance service available to the site.
PRICE:	\$199,000.00

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