

# Coldwell Banker Commercial NRT Commercial Parcel - Downtown Winter Haven



**This prime commercial parcel (0.41 acres), located on the main north-south artery into downtown Winter Haven has great potential and is priced right!**

**PRICE:**

**\$275,000.00**

- **First Street connects to US 27.**
- **Easy Access to US 17 and Havendale Boulevard.**
- **Area is primed for new commercial growth!**

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

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**COLDWELL  
BANKER  
COMMERCIAL**

NRT

Florida's Commercial Real Estate Company

**Commercial Site**  
**First Street, N., Winter Haven, Florida**

<b>DESCRIPTION:</b>	Vacant commercial parcel in north Winter Haven.
<b>LOCATION:</b>	First Street, North, Winter Haven, Florida. First Street becomes SR 544 to north which connects to US Highway 27. Easy access to downtown, to Havendale Boulevard and to US Highway 17.
<b>SITE:</b>	0.41 acres of vacant land. The current owner planned to use the property for a church .
<b>INGRESS &amp; EGRESS:</b>	Excellent access for southbound First Street traffic.
<b>UTILITIES:</b>	Water, sewer, telephone, gas and electric available.
<b>ZONING &amp; LAND USE:</b>	City of Winter Haven. Commercial - Highway (CH) Zoning. Commercial - Retail Future Land Use.
<b>EMERGENCY:</b>	Fire, Police, and ambulance service available to the site.
<b>PRICE:</b>	<b>\$275,000.00</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**



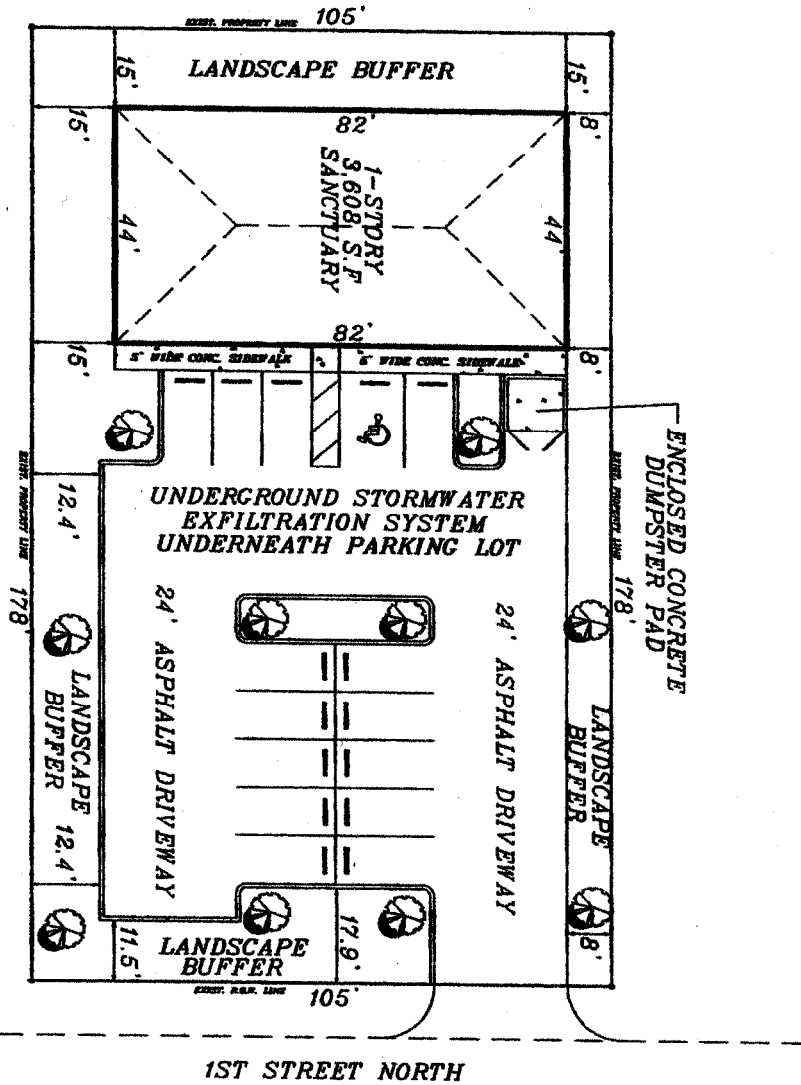
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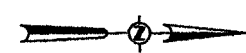
# Proposed Site Plan for Church Building

**NOTE:**  
THIS SITE PLAN IS SCHEMATIC AND HAS NOT  
GENERATED UTILIZING A TOPOGRAPHIC SURVEY  
GENERATED BY A REGISTERED SURVEYOR. THE FINAL  
SITE PLAN MAY HAVE TO BE MODIFIED BASED ON  
ACTUAL SITE CONDITIONS TO BE DETERMINED FROM  
CLIENT AT A LATER DATE.

DATE: 11-10-10	BY: WJH
PROJECT: PROPOSED CHURCH PROJECT WINTERHAVEN, FLORIDA	SCALE: 1" = 10'
PREPARED BY: WAYNE JOHNSON	DESIGNED BY: WILLIAM H. ROBERTS, P.E.
NOT FOR CONSTRUCTION	APPROVED BY: M. ROBERTS
DATE: 11-10-10	BY: WJH
PROJECT: PROPOSED CHURCH PROJECT WINTERHAVEN, FLORIDA	SCALE: 1" = 10'
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**LEGAL DESCRIPTION:**  
LANDMARK SUBDIVISION, P.B. 1, PAGE 35, BLOCK 4  
LOT 6, LESS EAST 29 FOOT FROM STREET & LESS  
ADDITIONAL 1/4" FOR FIRST SHEET NORTH.



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