

# Coldwell Banker Commercial NRT

## Commercial Site With Office on US 17-92 Lake Alfred



**1.7 +/- Acres with 2,400 SF Office  
Only \$250,000!**



**18,500 vehicles per day!**

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NRT**

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*Florida's Commercial Real Estate Company*

## Commercial Site with Office on US 17-92 Lake Alfred, Florida

<b>DESCRIPTION:</b>	Commercial parcel with existing building previously used as office (Class C) with fenced in garage. A substantial portion of this property is vacant land with great visibility along 470 feet of highway frontage. High traffic counts (18,500 - Node 165062).
<b>LOCATION:</b>	U.S. Highway 17-92, Lake Alfred, Florida. Street address is 350 Alfred Street, Lake Alfred, Florida 33850.
<b>SITE:</b>	1.6961 acres (per Polk PA). 470 feet of highway frontage. Existing 2,484 SF building. Structures built in 1942, updated to 1970 effective build date. Garage roof in need of repairs as a result of storm damage.
<b>INGRESS &amp; EGRESS:</b>	Excellent access from US Highway 17-92. Close to US Highway 27, with good access to Interstate 4.
<b>UTILITIES:</b>	Water, sewer, telephone, gas and electric available.
<b>ZONING:</b>	City of Lake Alfred - C-3 Zoning (Commercial Future Land Use)
<b>EMERGENCY:</b>	Fire, Police, and ambulance service available to the site.
<b>PRICE:</b>	<b>\$250,000.00 NOTE: Owner will consider financing with a reasonable down payment.</b>



Excellent for Development



Existing Office Building

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