

Coldwell Banker Commercial NRT

Commercial Lakefront Site - US 92, Auburndale, FL



- 3.3 acres with 396 feet of frontage on US Highway 92.
- Between downtown and new Lowes Center and Walmart Supercenter.
- Great access to Polk Parkway and Interstate 4.
- Great traffic counts (38,500 vehicles/day).
- Over 380 feet of lake frontage.
- Can be acquired in separate parcels.
- Zoned - Commercial Highway (City of Auburndale).

Price: \$1,550,000

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For More Information, go to:
www.mycommercialteam.com/LakeLena-Assemblage.htm



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Florida's Commercial Real Estate Company

Commercial Lake Front Site - **Assemblage**

on US Highway 92
Auburndale, Florida

DESCRIPTION:	Commercial lake front assemblage with excellent visibility on federal highway. Excellent location for a wide range of commercial businesses (restaurant, motel, office, etc.). High traffic counts (38,500 vehicles/day - node 165201). This property is comprised of two separate parcels which are also available individually.
LOCATION:	U.S. Highway 92, on the south shore of Lake Lena.
SITE:	3.3+ acres on beautiful Lake Lena. 396 feet of frontage on U.S. Highway 92. Approximately 380 feet along Lake Lena.
INGRESS & EGRESS:	Good access. Multiple median cuts exist for eastbound traffic.
UTILITIES:	Water, sewer, telephone, gas and electric available.
ZONING:	City of Auburndale - Commercial Highway Zoning (Commercial Corridor Future Land Use).
EMERGENCY:	Fire, Police, and ambulance service available to the site.
PRICE:	\$1,550,000.00

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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