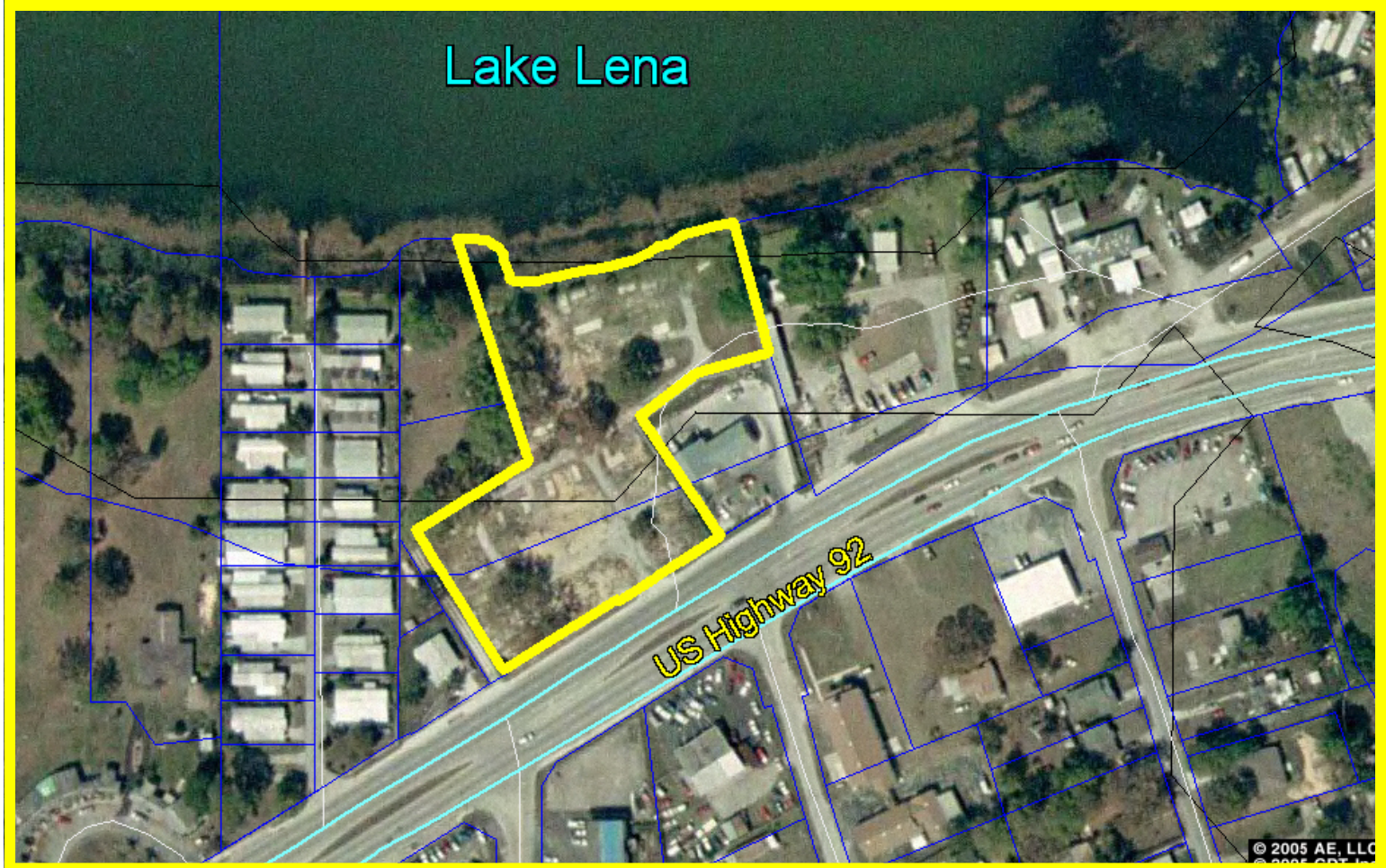


Coldwell Banker Commercial NRT

Commercial Lakefront Site - US 92, Auburndale, FL



- 2.305 acres with 290 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 300 feet of lake frontage.
- Can be assembled with adjacent property.
- Zoned - Commercial Highway (City of Auburndale).

Price: \$1,100,000

Mike Nolen Sr., Gloria J. Spanjers
Realtor

**Coldwell Banker Commercial
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863-508-1736 Direct line Gloria

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



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Florida's Commercial Real Estate Company



Commercial Lake Front Site on US Highway 92 "The Enfinger Parcel"

Auburndale, Florida

DESCRIPTION:	Commercial lake front parcel 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). NOTE: This land can probably be assembled with property to the west.
LOCATION:	U.S. Highway 92, on the south shore of Lake Lena.
SITE:	2.305 acres with 290 feet of frontage on US Highway 92 and nearly 300 feet along Lake Lena. Recently cleared land.
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:	\$1,100,000.00

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.

For More Information, go to:
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