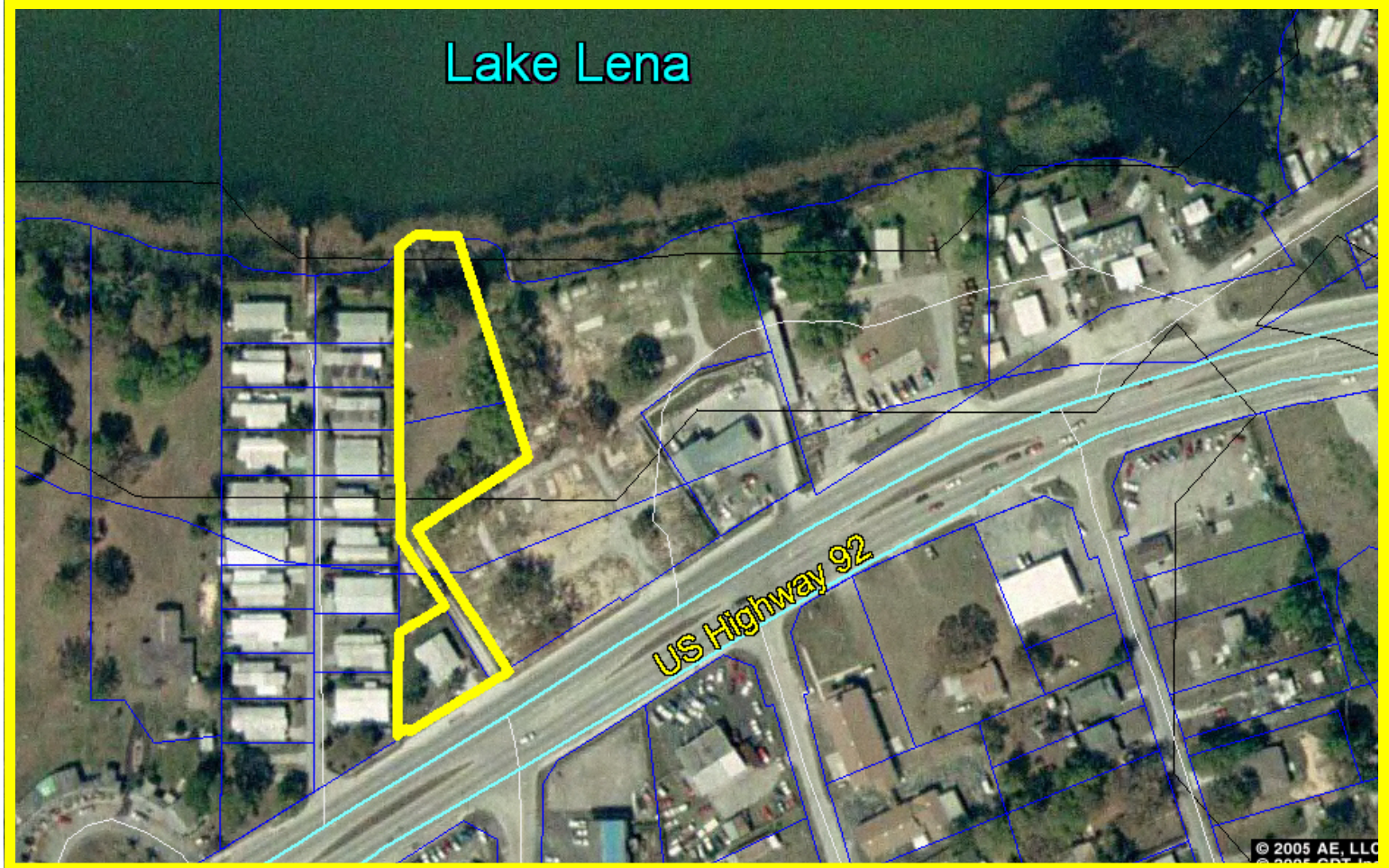


Coldwell Banker Commercial NRT

Commercial Lakefront Site - US 92, Auburndale, FL



- Approximately one acre with 106 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 80 feet of lake frontage.
- Can be assembled with adjacent property.
- Zoned - Commercial Highway (City of Auburndale).

Price: \$450,000

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



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COMMERCIAL**

NRT

Florida's Commercial Real Estate Company



**Commercial Lake Front Site
on US Highway 92**

"The Strong Parcel"

Auburndale, Florida

DESCRIPTION:	Commercial lake front parcel with excellent visibility on federal highway. High traffic counts (38,500 vehicles/day - node 165201). NOTE: This land can be assembled with property to the east.
LOCATION:	U.S. Highway 92, on the south shore of Lake Lena.
SITE:	One acre (approximately). Irregular shaped piece with frontage on both U.S. Highway 92 (approximately 106 feet) and Lake Lena (approximately 80 feet). Existing buildings (2 residences and 1 mobile home) totalling over 3,000 square feet which may be of value to ultimate user.
INGRESS & EGRESS:	Good access with median cut 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:	\$450,000.00

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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