

Coldwell Banker Commercial NRT

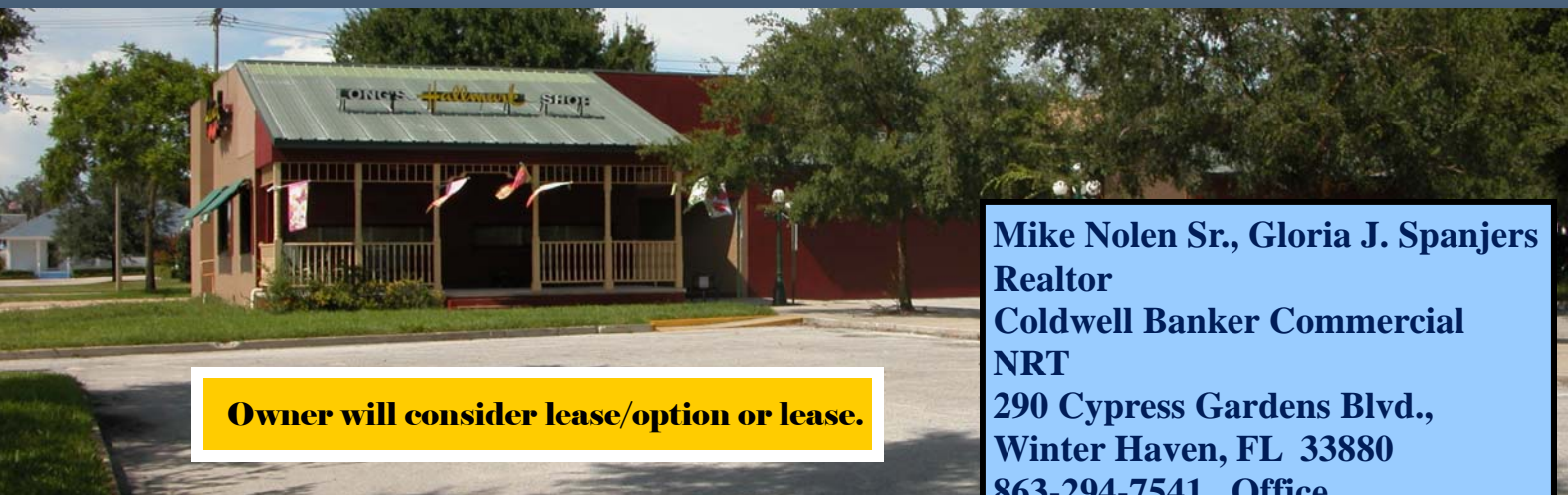
Former S & L Building, First Street, Winter Haven, FL

Great Visibility Located at Traffic Light!



New Price Reduction! Now Only: \$800,000

Nice 7,467 SF Building on 1.16 Acres with Plenty of Parking in Center of Town (Across from WH Citi Centre) on 4-Lane Major N-S Artery!



Owner will consider lease/option or lease.

For More Information, go to:
www.mycommercialteam.com/longs.htm

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Florida's Commercial Real Estate Company

Commercial Building - Former Savings & Loan
in Heart of Winter Haven's Shopping, Dining and
Professional District - New Price Reduction!

First Street, South, Winter Haven, Florida

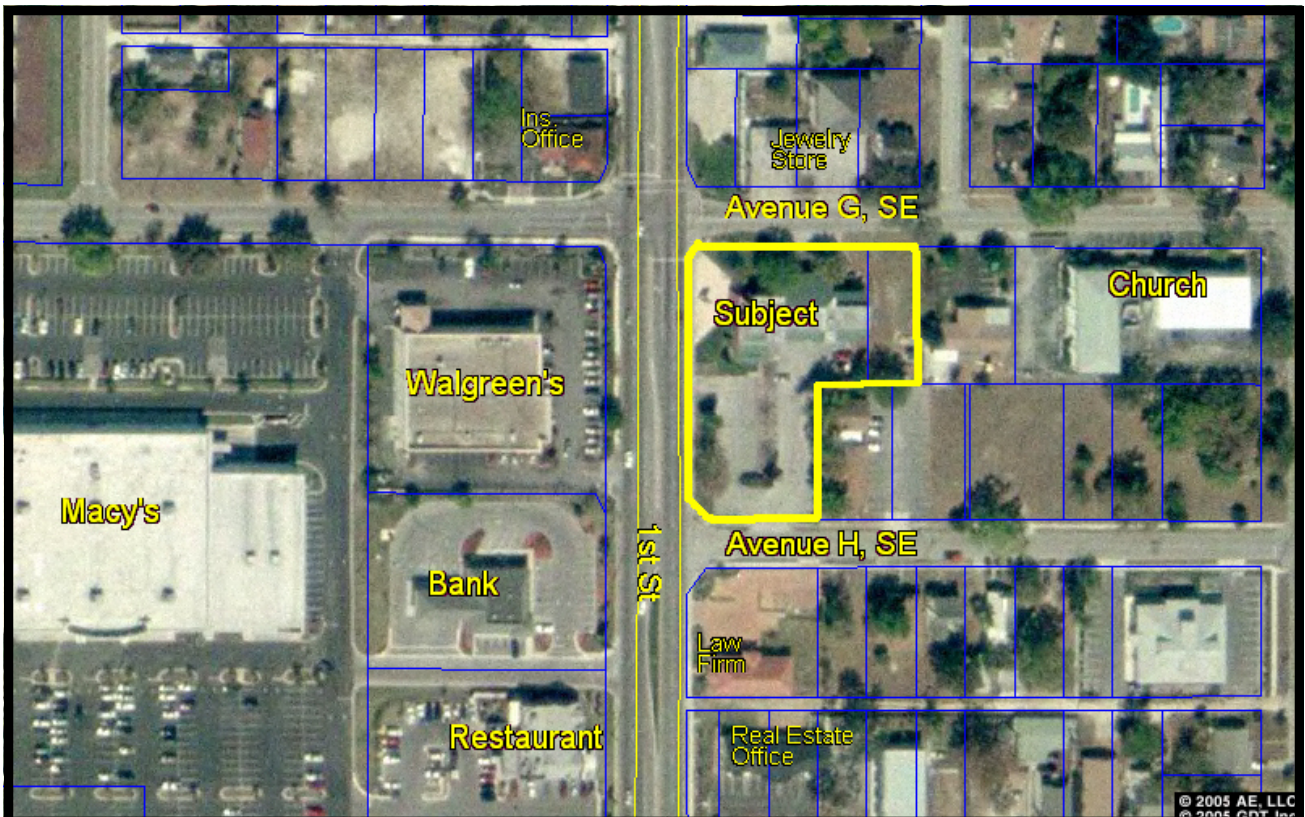
DESCRIPTION:	Commercial building that was originally constructed as a Savings and Loan. The current owner has successfully operated a gift and card shop for many years.
LOCATION:	First Street South between Avenue H, SE, and Avenue G, SE, Winter Haven, Florida. This property is across the road from Winter Haven Citi Centre, Winter Haven's premier shopping plaza. This property is located between the downtown business district and the Cypress Gardens Boulevard corridor and is surrounded by numerous medical facilities, professional offices and restaurants.
SITE:	Existing 7,467 SF building. Lot size is 1.16 acres with over 250 feet of frontage on First Street (a full city block along First Street).
INGRESS & EGRESS:	Excellent access from many directions. Access to the main parking lot is on Avenue H, SE.
UTILITIES:	Water, sewer, telephone, gas and electric available.
ZONING:	City of Winter Haven - Commercial Highway (CH) zoning.
EMERGENCY:	Fire, Police, and ambulance service available to the site.
PRICE:	\$800,000.00 (NOTE: Owner will consider lease/option or lease)

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