

# Coldwell Banker Commercial NRT Great Investment Property - US 17, Winter Haven

1101 Sixth Street,  
NW

1103 Sixth Street,  
NW

1105 Sixth Street,  
NW - Immaculate  
24 Hour Laundromat

## Price Reduced!

- Commercial Property
- Over 9,500 SF of ground level rental space
- Approximately 1,200 SF of Mezzanine Office Area in Middle Space
- 32,000 vehicles/day
- Easy Access to Property
- Ample Parking
- Recently Painted Exterior
- Laundromat Re-Roofed in Past 2 Years
- In the midst of a lot of activity (just south of Northgate Shopping Center - Publix, close to churches, schools and numerous businesses)

**Priced at:**  
**\$650,000.00**

**Mike Nolen Sr., Gloria J. Spanjers**  
**Realtor**  
**Coldwell Banker Commercial**  
**NRT**  
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## Great Investment Property - Strip Center on US Highway 17

<b>DESCRIPTION:</b>	<p>Commercial property (currently with two vacancies, previously occupied by construction-related businesses). Great traffic counts (32,000 vehicles/day). Building exteriors were re-painted a little over a year ago. Laundromat re-roofed approximately 2 years ago.</p> <p>NOTE: This property has lease space available.</p>
<b>LOCATION:</b>	U.S. Highway 17 (1101-1105 Sixth Street, NW).
<b>SITE:</b>	<p>Existing buildings (connected) with following basic areas:</p> <ul style="list-style-type: none"> <li>• 1101 Sixth Street, NW - 3,795 SF</li> <li>• 1103 Sixth Street, NW - 4,500 SF ground, 1,200 SF mezzanine, 8,000 SF basement (no elevator)</li> <li>• 1105 Sixth Street, NW - Laundromat - 1,250 SF</li> </ul> <p>0.5411 acres of land with ample parking. 200 feet of frontage on US Highway</p>
<b>INGRESS &amp; EGRESS:</b>	Excellent access from US Highway 17 (6th Street, N.W.) and from Avenue K, N.W.). US Highway 17 is 4 lane road without medians (has dedicated center turn lane).
<b>UTILITIES:</b>	Water, sewer, telephone, gas and electric available.
<b>ZONING:</b>	City of Winter Haven - Commercial Highway Zoning.
<b>EMERGENCY:</b>	Fire, Police, and ambulance service available to the site.
<b>PRICE:</b>	<b>\$650,000.00 - PRICE REDUCTION!</b>

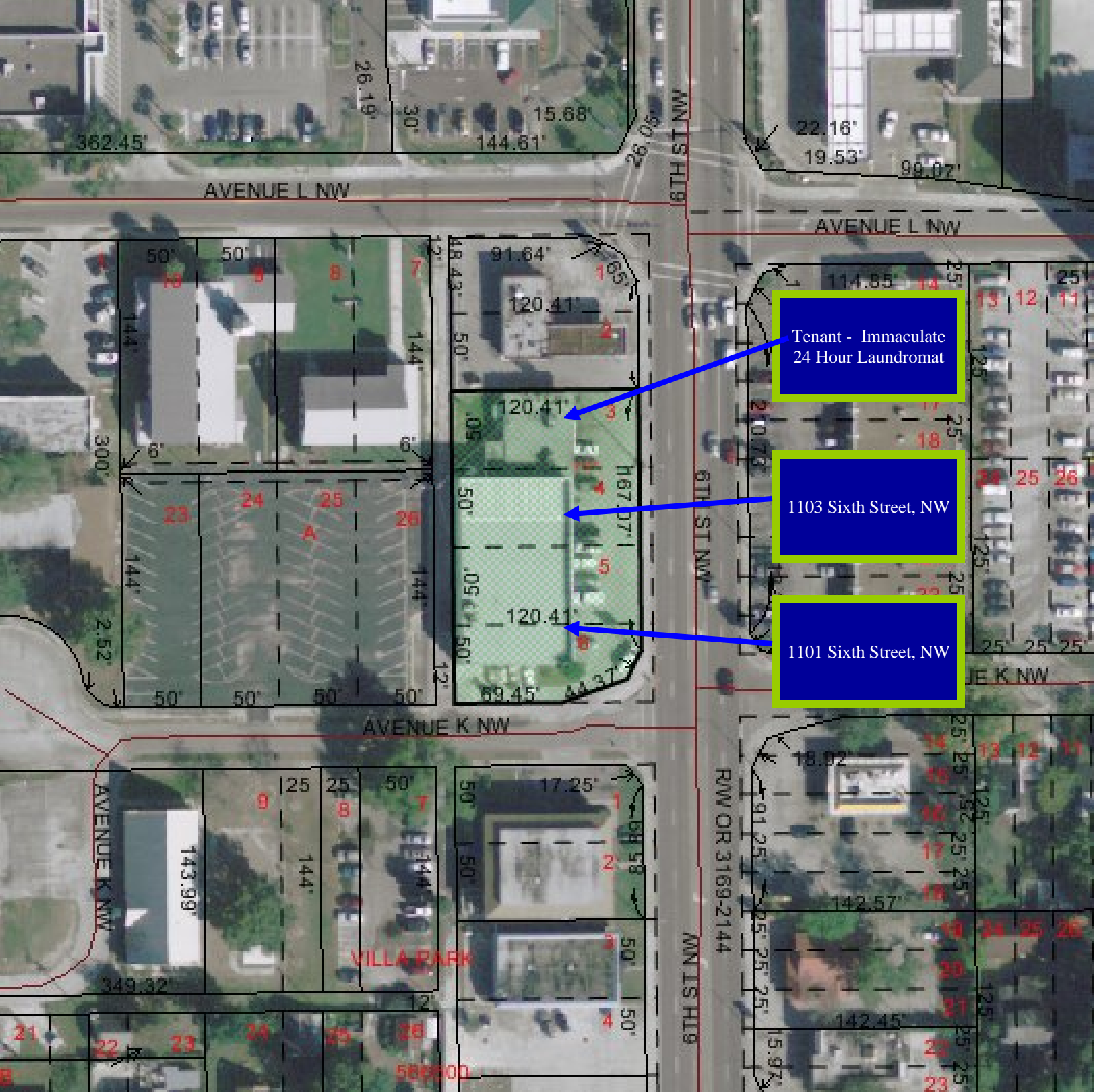
**Mike Nolen Sr., Gloria J. Spanjers**  
Realtor— 863-294-7541



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Tenant - Immaculate  
24 Hour Laundromat

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1101 & 1103  
Sixth Street,  
NW



Full Basement  
Under This Building



Laundromat

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View from controlled intersection at US 17 and Avenue L, N.W.



Front Parking Area



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# Freestanding Sign



# Back Alley



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SW Corner  
of property



Back Side  
of Property



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