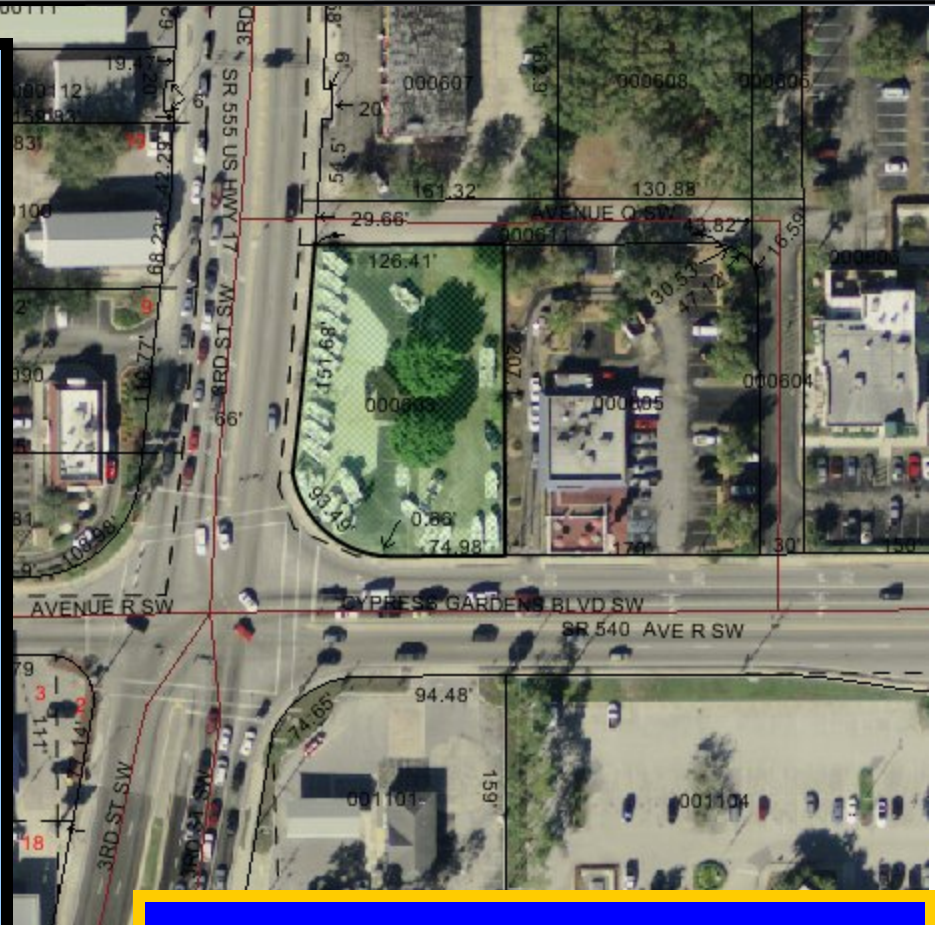


Coldwell Banker Commercial NRT

Great Commercial Corner - US 17 and SR 540

- **Amazing Visibility**
- **39,000 vehicles per day along US 17**
- **34,000 vehicles per day along Cypress Gardens Blvd**
- **Just Down the Road from Legoland Florida (opening 2011)**
- **In Heart of Winter Haven's Growth Center**
- **Most Recent Use as a Sales Lot that Can be Developed into Other Uses**
- **Priced to Sell!**



**Priced at Only
\$750,000**



**Mike Nolen Sr., Gloria J. Spanjers
Realtor
Coldwell Banker Commercial
NRT
290 Cypress Gardens Blvd.,
Winter Haven, FL 33880
863-294-7541 Office
863-325-206-4749 Cell Gloria
863-508-1736 Direct line Gloria
Gloria@mycommercialteam.com**



**COLDWELL
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COMMERCIAL**

NRT

Florida's Commercial Real Estate Company

Commercial Site at Intersection of US 17 and Cypress Gardens Boulevard (SR 540) Winter Haven, Florida

DESCRIPTION:	Commercial parcel at one of Winter Haven's most visible intersections. High traffic counts (39,000 along US 17 and 34,000 along Cypress Gardens Boulevard).
LOCATION:	1700 3rd Street, S.W., Winter Haven, Florida. This prime location is at the intersection of U.S. Highway 17 (3rd Street, S.W.) and SR 540 (Cypress Gardens Boulevard). This parcel also has frontage on Avenue O, S.W.
SITE:	0.6269 Acre parcel. Existing 1,080 SF building formerly used as office. Lot size is approximately 126' x 207'. This property has been used more-recently as a leasing and used car lot. Previous use a number of years ago as a Spur gasoline station (with above-ground tanks).
INGRESS & EGRESS:	Excellent access from three roads.
UTILITIES:	Water, sewer, telephone, gas and electric available.
ZONING AND FUTURE LAND USE:	City of Winter Haven - Commercial Highway (CH) Zoning. Commercial - Retail Future Land Use.
EMERGENCY:	Fire, Police, and ambulance service available to the site.
PRICE:	\$750,000.00

For More Information, go to:
www.mycommercialteam.com/thomas-us17-cgb.htm

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



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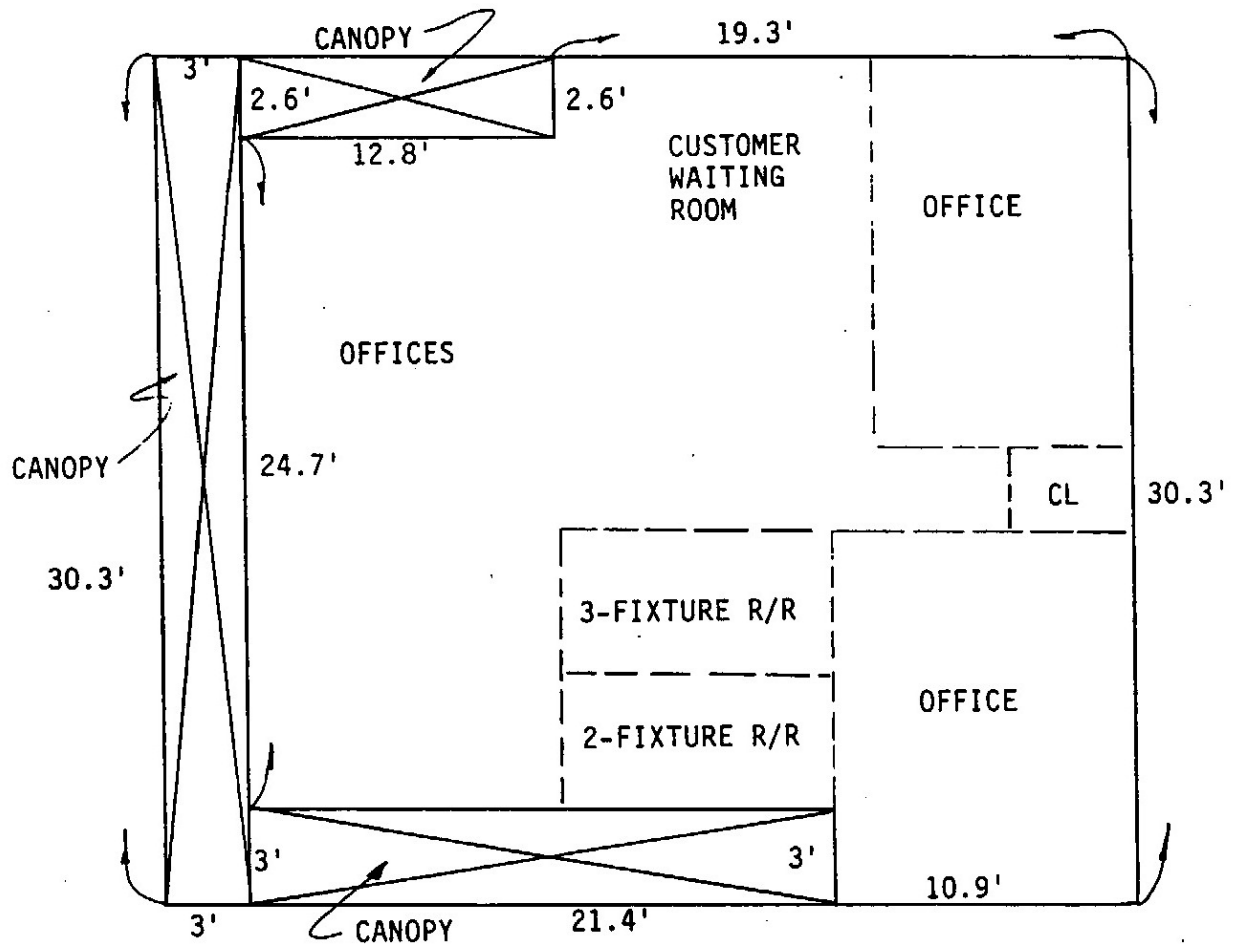
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IMPROVEMENT SKETCH

Building Size: 882 SF
 Canopy Size: 188 SF



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 Realtor — 863-294-7541**

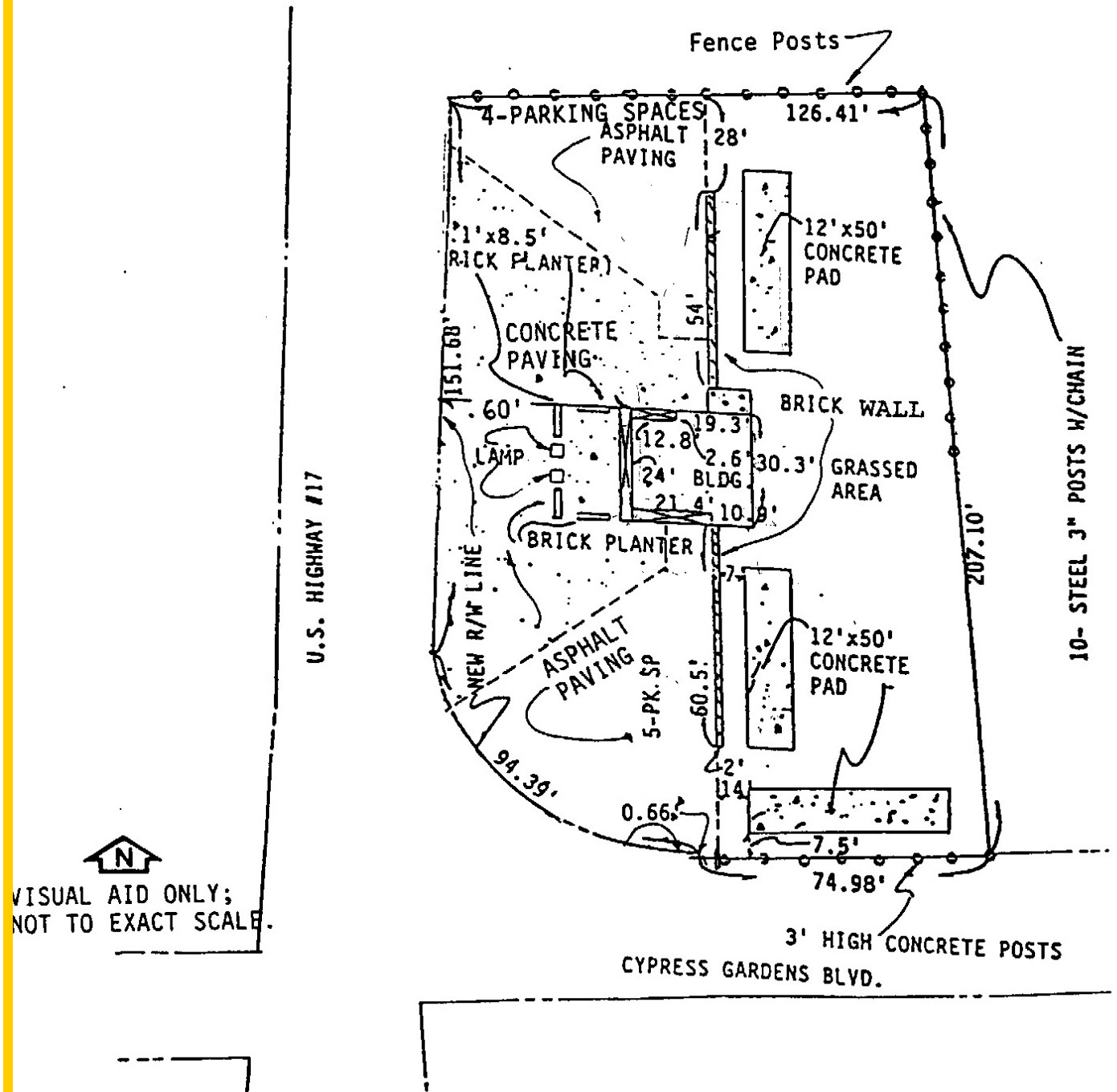


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Site Sketch



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