

Downtown Professional Office Building For Sale



Price: \$525,000.00

Located in the Heart of Downtown Winter Haven

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**Owner-occupied law office
(owner is willing to lease back or
to move, given sufficient oppor-
tunity to relocate).**



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Downtown Professional Office Building For Sale

Winter Haven, Florida

- DESCRIPTION:** Owner-occupied law office (owner is willing to lease back or to move, given sufficient opportunity to re-locate). Office is in excellent condition and has beautiful oak trees which makes it attractive and sufficiently shaded.
- LOCATION:** 123 Avenue C, SW. This office is located in the heart of downtown Winter Haven and has served for a number of years as a law office. This community has experienced tremendous growth in the residential sector, thereby making good professional office space scarce and in demand.
- SITE:** Existing 2,536 sq. ft. building. Lot size is 14,560 sq.ft. New 5 ton a/c installed in July, 2006. New 30 year architectural shingle roof installed in December, 2005. 7 total parking spaces, including one handicapped space.
- INGRESS & EGRESS:** Excellent access from major arteries (US 17 - 5 blocks; First Street - less than one block). Controlled intersections at both US 17 and First Street onto Avenue C, SW.
- ZONING/LAND USE:** City of Winter Haven zoning - Commercial Downtown . Future land use is Commercial Retail.
- EMERGENCY:** Fire, Police, and ambulance service available to the site.
- PRICE:** **\$525,000.00**

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