

## COMMERCIAL/RETAIL SPACE

## FOR SALE



1101 Sixth Street, N.W., Winter Haven, FL

NRT



### PROPERTY OVERVIEW

This good-looking building has a two story profile and catches the eye of passers-by. It is just south of the Northgate Shopping Center. US Highway 17 (6th Street, N.W.) is a 4 lane road with no median, so access to the property is unimpeded.

Vacant space on south end of building is ready for immediate occupancy! It is a great investment property and would also be ideal for owner-occupancy.

### DETAILS

**SPACE:** 8,295 +/- SF

**PRICE:** \$825,000.00

**FEATURES:**

- Shared Parking
- High Visibility
- 28,000 Daily Traffic Count (Avg.)

**DESCRIPTION:** This recently refurbished retail and commercial space was occupied by the prior owner and operated as a medical supply company.

### FOR MORE DETAILS CONTACT:

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## Retail/Commercial Building on US Highway 17, Winter Haven, Florida

<b>DESCRIPTION:</b>	This retail/commercial building is a great investment property (currently with one vacancy), or would be ideal for an owner-occupant. The building has a two story profile and catches the eye of passers-by. It is just south of the Northgate Shopping Center.
<b>LOCATION:</b>	U.S. Highway 17 (1101 & 1103 Sixth Street, NW), Winter Haven, Florida. This is the main north-south thoroughfare in Winter Haven. This property is surrounded by commercial, multi-family, churches and retail.
<b>INGRESS &amp; EGRESS:</b>	Excellent access from US Highway 17 (6th Street, N.W.) and from Avenue K, N.W.). US Highway 17 (6th Street, N.W.) is a 4 lane road with no median, so access to the property is unimpeded. (has dedicated center turn lane).
<b>SITE:</b>	<ul style="list-style-type: none"><li>• 1101 Sixth Street, NW - 3,795 SF (presently vacant)</li><li>• 1103 Sixth Street, NW - 4,500 SF ground, 1,200 SF mezzanine - Sherman's Antiques</li><li>• 8,000 SF basement (no elevator)</li></ul> 0.3+/- acres of land with ample parking (shared parking with Laundromat to north).
<b>UTILITIES:</b>	Water, sewer, telephone, gas and electric available.
<b>ZONING:</b>	City of Winter Haven - Commercial Highway Zoning.
<b>PRICE:</b>	<b>\$825,000.00</b> (Note: 1101 is available for lease)



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