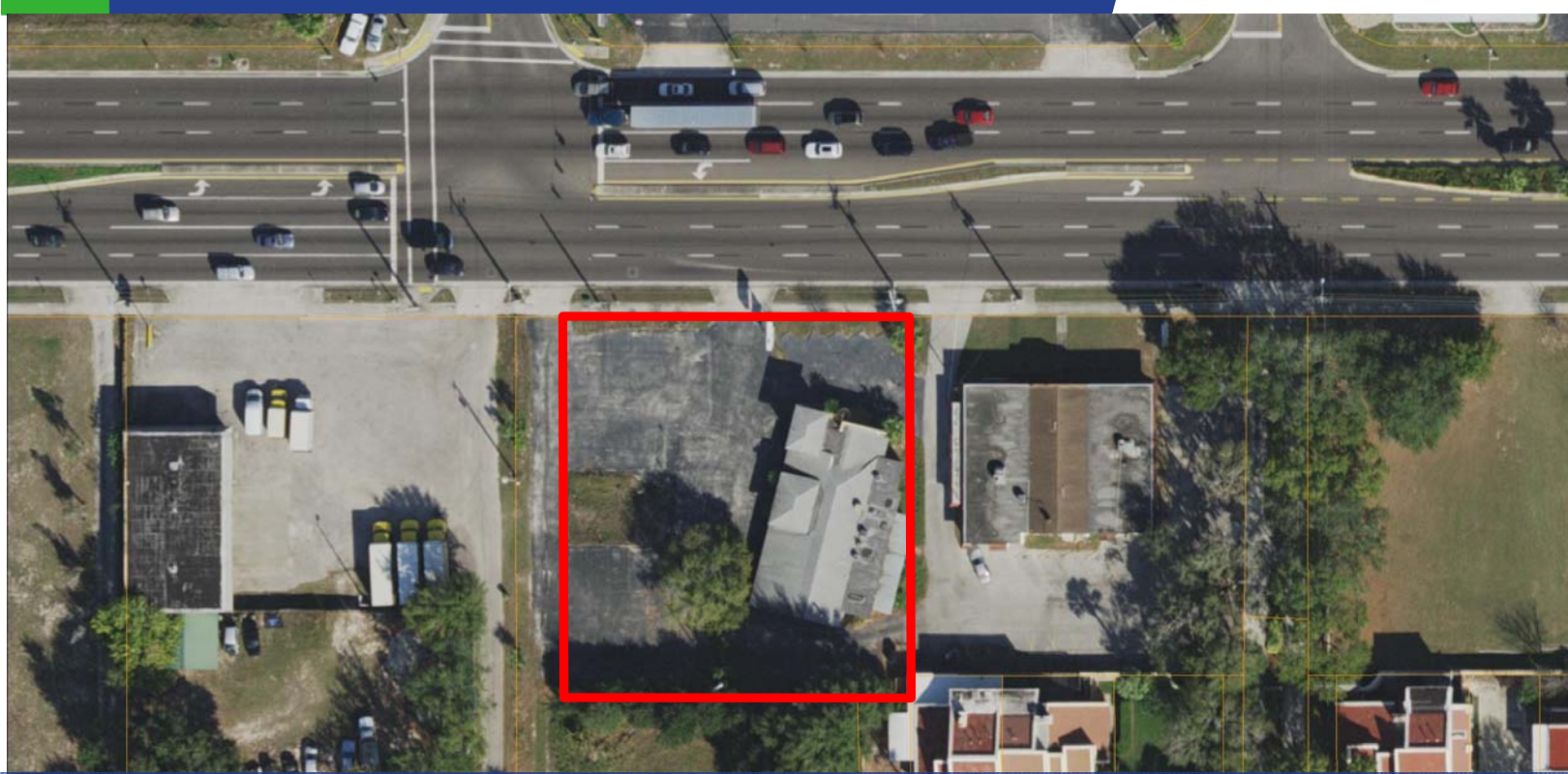


OFFICE BUILDING

For Sale - Only \$265,000



NRT



2090 Havendale Boulevard, NW, Winter Haven, FL Former Medical Office in Great Location

Property Information

SIZE OF PROPERTY

4,177 SF under roof - on 0.54 Acres

PRICE

\$265,000

Features

- 36 Parking Spaces (including 4 handicap spaces)
- Located on 6-Lane Havendale Boulevard
- Located at Controlled Intersection

Area

This property is in an area of high traffic volume 31,500 vehicles/day that is located halfway between Winter Haven and Auburndale. The Winter Haven Airport is just north of the subject property on 21st Street, NW.



Nolen/Spanjers Team - www.mycommercialteam.com
Email us: gloria@mycommercialteam.com

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Coldwell Banker Commercial NRT
 Gloria J. Spanjers, GRI
 290 Cypress Gardens Boulevard
 Winter Haven, FL 33880
 863-206-4749

OFFICE BUILDING

For Sale - Only \$265,000



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Office Building (Former Medical Office) on 6 Lane Highway with Great Traffic Counts

Winter Haven, Florida

DESCRIPTION:	Former medical office located on major state highway with great traffic counts (31,500 vehicles/day).
LOCATION:	2090 Havendale Boulevard, NW, Winter Haven, Florida. Havendale Boulevard (SR 544) is a 6 lane highway that connects Winter Haven to Auburndale. Winter Haven Airport is just north on 21st Street, NW.
SITE:	4,177 SF existing building (constructed in 1950). Land size 0.54 acres.
INGRESS & EGRESS:	Very good access from eastbound Havendale Boulevard. Located at controlled intersection with 21st Street, N.W., which allows easy access from westbound Havendale Boulevard and southbound 21st Street.
UTILITIES:	Water, sewer, telephone, gas and electric available.
ZONING:	City of Winter Haven. Commercial Highway (C-3) Zoning. Commercial Future Land Use.
EMERGENCY:	Fire, Police, and ambulance service available to the site.
PRICE:	\$265,000.00

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