

RETAIL/OFFICE WITH LOFT

FOR SALE



730 Overlook Drive, Winter Haven

NRT



PROPERTY OVERVIEW

This building, constructed in 1969, is in the heart of a very unique business area in Winter Haven, known over the years for interesting boutiques, delicatessens, coffee shops and craft stores. It is surrounded by residential areas in southeast Winter Haven -- the place to be. It is also located on the "way" to Legoland (11,000 vehicles/day). This property has a loft which is currently not used as a residence, but which easily can be set up for that purpose. A special property for a special end user! So many options for an owner or investor.

DETAILS

Retail Store: 1,329 SF

Residential/Loft: 640 SF

Total SF: 1,969

PRICE: \$215,000

FEATURES: Great visibility on highly traveled Overlook Drive.
Ample parking for "boutique" business.

AREA DESCRIPTION: This unique property is located in the eclectic Orchid Springs Community and Business Area.

FOR MORE DETAILS CONTACT:

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Retail/Office Building with Loft at Orchid Springs

Winter Haven, Florida

Retail/Office Building with Loft at Orchid Springs	
Winter Haven, Florida	
DESCRIPTION:	Retail/Office with loft. 11,000 cars pass this property per day. This unique property is located in the heart of the eclectic Orchid Springs business area. Orchid Springs has been home to a number of successful boutiques, delicatessens, craft shops and salons.
LOCATION:	730 Overlook Drive, Winter Haven, Florida. Overlook Drive is in the heart of the highly-regarded southeast section in Winter Haven. It is one of the major routes used by patrons of Legoland, coming in from the Orlando area. NO CONDO Association Dues.
SITE:	Existing building, built in 1969. Downstairs is 1,329 SF and currently set up as beauty salon. Upstairs is 640 SF and not currently being used. This was designed as upstairs loft, for live-in owner/operator.
INGRESS & EGRESS:	Easy access from two-lane Overlook Drive.
UTILITIES:	Water, sewer, telephone, gas and electric available.
LAND USE:	Polk County - Residential Medium (RM) land use. Within PUD 96-6.
EMERGENCY:	Fire, police and ambulance service available to site.
PRICE:	\$215,000.00



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