

Winter Haven Church/Commercial

*New Price
July 2010*



Land • Commercial • Conservation • Land Management
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Winter Haven Church/Commercial

This property is currently an operating church with commercial potential.

Acreage: 1.38 +/- acres or 60,017 SF
Price: ~~\$699,000~~ **NEW PRICE \$645,000**
Location: 652 Ave L NW
Winter Haven, FL 33880
Current Use: Church/Commercial
Zoning: Office Professional
FLU: Commercial/Office
Frontage: 200 +/- ft. on Ave L NW
200 +/- ft. on Ave K NW
(provides two access points)
Uplands: 100% uplands
Water/Utilities: City of Winter Haven
Parcel #'s: 262820 506500 001090
262820 506500 001070
262820 506500 001240
262820 506500 001230
GPS (Google): 28 01 58.41 N
81 44 01.57 W



Neighboring Properties

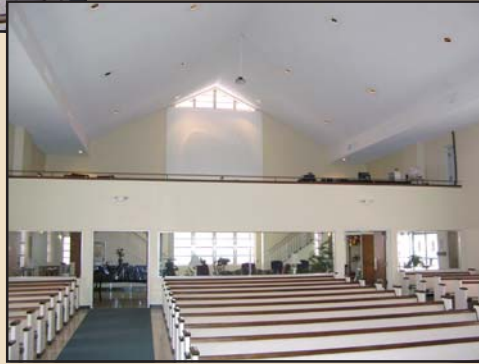


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031110A/DH & CT



This beautiful sanctuary is located on 1.38 +/- acres with frontage and two points of access on Avenue L NW and Avenue K NW. The property has 66 parking spaces (30,000 SF) that are striped and paved which includes two handicapped spots. The traffic count on US 17 is 32,500 which is across the street from Publix/North Gate Shopping Center and Chase Bank.

City officials indicate a zoning change to General Commercial may be possible allowing more uses.

Small Building:

- 3,150 +/- SF. The main room is 38' x 50'
- Brick construction
- Handicap ramp
- Three bathrooms
- Multiple offices and nursery area

Large Building:

- 6,000 +/- SF
- Sanctuary 47' x 61'
- Lobby - 19' x 48' Includes two bathrooms, kitchen area, double stairway
- Balcony - 19' x 48'
- Padded pews
- Total capacity is 334
- Stage area 12' x 35'
- South end of building contains six rooms and three bathrooms
- Exterior 12' x 24' covered porch
- 24' x 35' Drive thru

Current Permitted Uses:

Adult Family Care	Special Needs Facility	Bed & Breakfast
Business Office	Clubs	Funeral Home(s)
Medical/Healthcare	Personal Services	Professional Office
Antique Shops	Convenience Store	Restaurant
Radio & TV Station		



Driving Directions:

- From Central Ave/CR542 go north 0.75 mile to Avenue L.
- Go west on Avenue L to property.



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**Over 9,000 SF
with 66 parking
spaces**

Winter Haven Church/Commercial
Located near US 17

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