

# US 17 Commercial Winter Haven 2.70+/- acres

*Daily traffic  
count 35,000 on  
US 17 & 12,000  
on Snively Ave*



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# US 17 Commercial - 2.70 +/- Acres

*This property is ideally located in Winter Haven with frontage and access along US 17. There is a W.H.A.T. bus stop and fire hydrant located at the property. Located in a high traffic area makes this property an excellent investment opportunity due to the location.*

**Size:** 2.70 +/- acres  
**Price:** \$345,000  
**Frontage:** 250 +/- ft. on US 17  
100 +/- ft. on Snively Ave  
**Location:** 108 US 17; Winter Haven, FL 33883  
**Structure:** 1,150 SF & 2,440 SF buildings  
**Close Intersection:** US 17 & Recker Hwy (CR 655)  
**Land Use:** Commercial  
**Future Land Use:** CAC & BPC 2  
**Water/Utilities:** City of Winter Haven  
**Uplands:** 100% uplands  
**STR:** 5-29-26  
**GPS (Google):** 27 59 42.69 N  
81 44 13.49 W  
**Possible Uses:** Car Wash, Convenience Store  
Financial Institution, Retail,  
Restaurant



**863-648-1528**

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**2,440 SF Structure**



**1,150 SF Structure**

## **Driving Directions:**

- From Central Ave/CR 542 go south two miles on US 17 to property.

**Frontage and  
access along US 17**

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