

West Winter Haven Commercial Winter Haven, FL For Sale or Lease

**Owner
Financing!**

Office Trailer



900 SF Office Included!

Land • Commercial • Conservation • Land Management
5120 S. Lakeland Drive, Suite 3 • Lakeland, FL 33813
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West Winter Haven Commercial, Winter Haven, FL

This desirable corner lot with entrances on two roads includes a main building, office trailer, and security fence around the perimeter of the property. Excellent location for an office park, manufacturing, vehicle service, amusement business, and more.

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| Price for Sale: | \$255,000 Owner financing available \$55,000 down payment 7% rate; 10 year term Payments of \$2,322.17 |
| Price for Lease: | \$2,135 per month (\$3.50 per SF per year) 7% tax \$149.45 Triple Net Cost Est. \$442.00 Total per month \$2,726.45 |
| Total Acreage: | 1.6 +/- acres |
| Address: | 5790 CR 542 W., Winter Haven |
| Building Size: | 8,760 SF includes: 7,320 Main / 1,440 Canopy 900 SF office included in SF total Office trailer - 12' x 46' with deck Water - well with submersible pump Septic tank TECO; 400 amp - 220 Volt - 3 Phase |
| Utilities: | |
| Road Frontage: | 230 ft. on paved CR 542 |
| Stories/ Year Built: | 1 story; 1973 |
| Ceiling Height: | 16' 0" |
| Doors: | West - 12' 10" W x 14' 0" H South - 13' 11" W x 13' 11" H |
| Parking Spaces: | 30 or more |
| Land Use: | LCC - Linear Commercial Corridor |
| Parcel #: | 25-28-22-000000-041080 |



900 SF Office Included!



Paved Road Frontage on CR 542

**Allows for
Commercial, Office,
Institutional, and
Industrial Uses!**



Driving Directions:

- From CR 37 and the Polk Parkway, go east on the Parkway to CR 540
- Go east on CR 540 to Thornhill Rd.
- Turn left (North) on Thornhill Rd.
- Turn right (East) on Kville Ave. and go about 0.2 miles.
- Property is on the right (south) side.



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