

Lake Marianna Cottages • 15 Units

*All units are concrete
block construction*



*Located on US 92 close to
US 17 and I-4!*



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5120 S. Lakeland Drive
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For Sale
Lake Marianna Cottages
15 Units (Monthly Leases)
Frontage on US Hwy 92

Lake Marianna Cottages

*Beautiful lakefront property on Lake Marianna
in growing Central Florida*

**New
Pricing**

**11%
Cap Rate**

225 +/- ft Lake Frontage

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These cottages are clean, tidy and ready for new owners! Property is on US 92, close to US 17 and I-4. Beautiful frontage on Lake Marianna! Property comes with 15 total, fully rented units. All tenants are on a monthly lease, however owner collects rent weekly.

Acres: 1.65 +/- acres

Price: ~~\$1,150,900~~
NEW PRICE
\$999,999

Address: 2450 US Hwy 92
Winter Haven, FL

Frontage: 105 +/- ft frontage
on US 92

Lake Frontage: 225 +/- ft on
Lake Marianna

Use: Rental Park

Property Information:

- 2 new septic tanks with lift stations and drain fields
- 1 existing septic, drain and lift
- Roofs are within 8 years, some newer
- All cottages have window units
- House has new central AC/heat system
- All units are concrete block construction

Driving Directions:

- Take Hwy 17/92 north from Winter Haven to Hwy 92
- Go west on Hwy 92
- Property is on the right across from the Winter Haven Municipal Airport

Great Central Florida property to land bank with lake frontage and exceptional income!

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Lake Marianna Cottages · Winter Haven

Near I-4 Corridor Monthly Rentals

**11%
Cap Rate**



Well Maintained Grounds



Monthly leases, collected weekly!

Unit	Type	Bed/Bath	Income
1	Duplex	Two 1/1	\$185 & \$200 weekly
2	Triplex	Three are 1/1	\$200 weekly
3	Single	1/1	\$200 weekly
4	Single	1/1	\$175 weekly
5	Hexplex	3 studios; two are 1/1	\$140 & \$ 200 weekly
6	House	1 studio; two are 1/1	\$140, \$200, \$225 weekly

Beautiful Lakefront Property



**Located in
Growing
Central
Florida!**



15 Units Fully Rented

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