## Lake Marianna Cottages · 15 Units

All units are concrete block construction





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





Land · Commercial · Conservation · Property Management 5120 S. Lakeland Drive Suite 3
Lakeland, FL 33813

For Sale

Lake Marianna Cottages

15 Units (Monthly Leases)

Frontage on US Hwy 92

Beautiful lakefront property on Lake Mariann in growing Central Florida **Pricing Cap Rate** 225 +/- ft Lake Frontage COLDWELL BANKER COMMERCIAL Land · Commercial · Conservation · Land Management 5120 S. Lakeland Drive, Suite 3 · Lakeland, FL 33813 Phone: 863-648-1528 · Toll Free: 1-877-518 LAND www.saundersrealestate.com REAL ESTATE

Lake Marianna Cottages

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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

\$1,150,900 Price:

> **NEW PRICE** \$999,999

2450 US Hwy 92 Address:

Winter Haven, FL

105 +/- ft frontage Frontage:

on US 92

Lake Frontage: 225 +/- ft on

Lake Marianna

Rental Park Use:

## **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:**

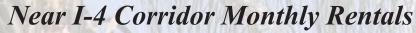
- Take Hwy 17/92 north from Winter Haven to Hwy 92
- Go west on Hwy 92
- Property is on the right across from the Winter Haven Municipal Airport

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

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## Lake Marianna Cottages · Winter Haven







Well Maintained Grounds













15 Units Fully Rented

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