



COMMERCIAL HIGHWAY ZONING – OFFICE/RETAIL



323 1ST Street South, Winter Haven, FL 33880

BUILDING: 1,598 SF interior space
LAND: 0.157 acres (M.O.L. subject to survey)
ZONING: Commercial Highway
SALE PRICE: \$186,900
Virtual Tour Show: <http://marketing.remaxdesigncenter.com/60/80360/973757/index.ipv>

This property is currently leased month-to-month by a salon/spa tenant but is a perfect owner occupied property for professional office space. This charming building has been well maintained and updated. It is in an area of medical and professional office space on the high traffic 1st Street South. Please see the next page for more highlights.

For more information contact:

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Licensed Real Estate Broker

RE/MAX EXPERTS – COMMERCIAL DIVISION

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Reference to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

HIGHLIGHTS:

- Roof was new in 2004
 - One A/C unit new in 2002, second A/C unit new in 2004
 - Plumbing and Electrical updated in 2008
 - New paint inside and out
 - Laminent wood floor through interior
 - Building under termite warranty
 - Asphalt parking lot (paving new in 2003)
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- 2 restrooms
 - 2-6 offices (depending on configuration)
 - Lobby
 - Small kitchenette
 - Fireplace
 - 9 parking spaces
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- Lot is approximately 88' frontage on 1st Street x approximately 64' deep
 - Avenue D SW is the side street frontage of this corner lot



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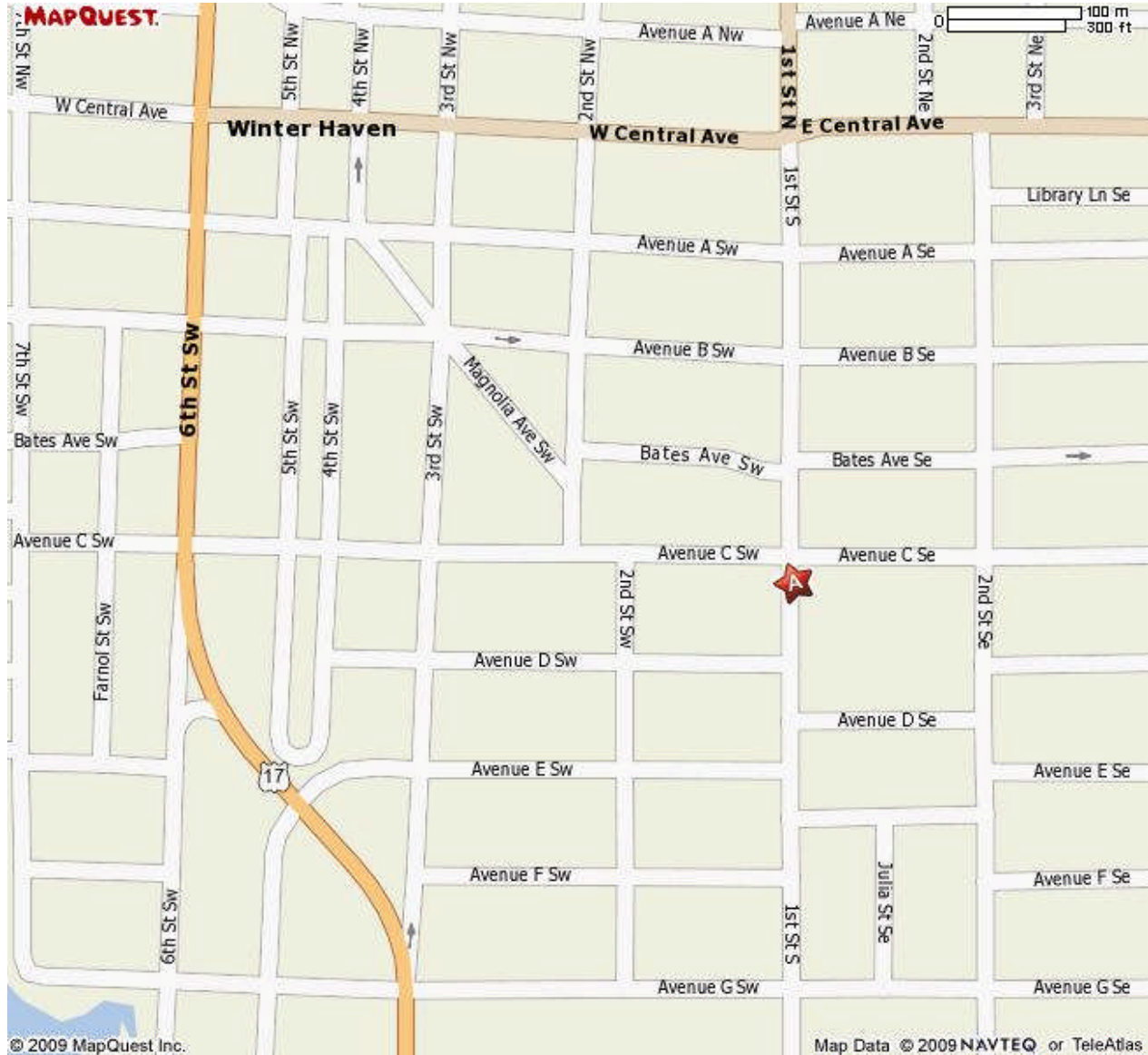
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AREA MAP:



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