



For Sale | Watersports Complex

330 Denton Avenue | Auburndale, FL 33823

Property statistics

Property name	Auburndale Watersports Complex
Address	330 Denton Ave, Auburndale, FL 33823
Parcel IDs	25-27-32-000000-022040
Submarket	Polk County
Lot size	±4.26 ac 185,565 sf
Building size	±3,742 sf
Primary zoning	CH - Commercial Highway

Avison Young is pleased to exclusively offer for sale **Auburndale Watersports Complex** ("the Property"), a ±4.26 acre parcel of land with frontage on Lake Myrtle that includes a unique water ski/cable park and system. The cable and ski equipment on the lake is owned by the previous tenant. This can be purchased separately from the real estate. Also included is a 3,742± sf building with an attractive lakeside restaurant and deck and fully equipped kitchen.

The Property offers incredible connectivity and access to Central Florida's most desirable submarkets and amenities. Within minutes of major thoroughfares such as Polk Parkway, Interstate-4, and US-92. Additionally, its central location in a burgeoning submarket of Polk County positions the Property ideally in the heart of continued development efforts.

Investment highlights



Quick access to Polk Parkway **connecting the subject property to major thoroughfares such as Interstate-4 and US-92**. Putting the Property at a 30 minute drive from Walt Disney World and 45 minutes from Downtown Tampa.



Situated just south of the **Central Florida Innovation District**, a dense, mixed-use area that connects universities and established institutions with entrepreneurial entities such as startups and business escalators.



Upcoming Central Polk Parkway addition and Southwest Florida Connector to **add more accessibility**. Currently in development with proposed construction in 2025.

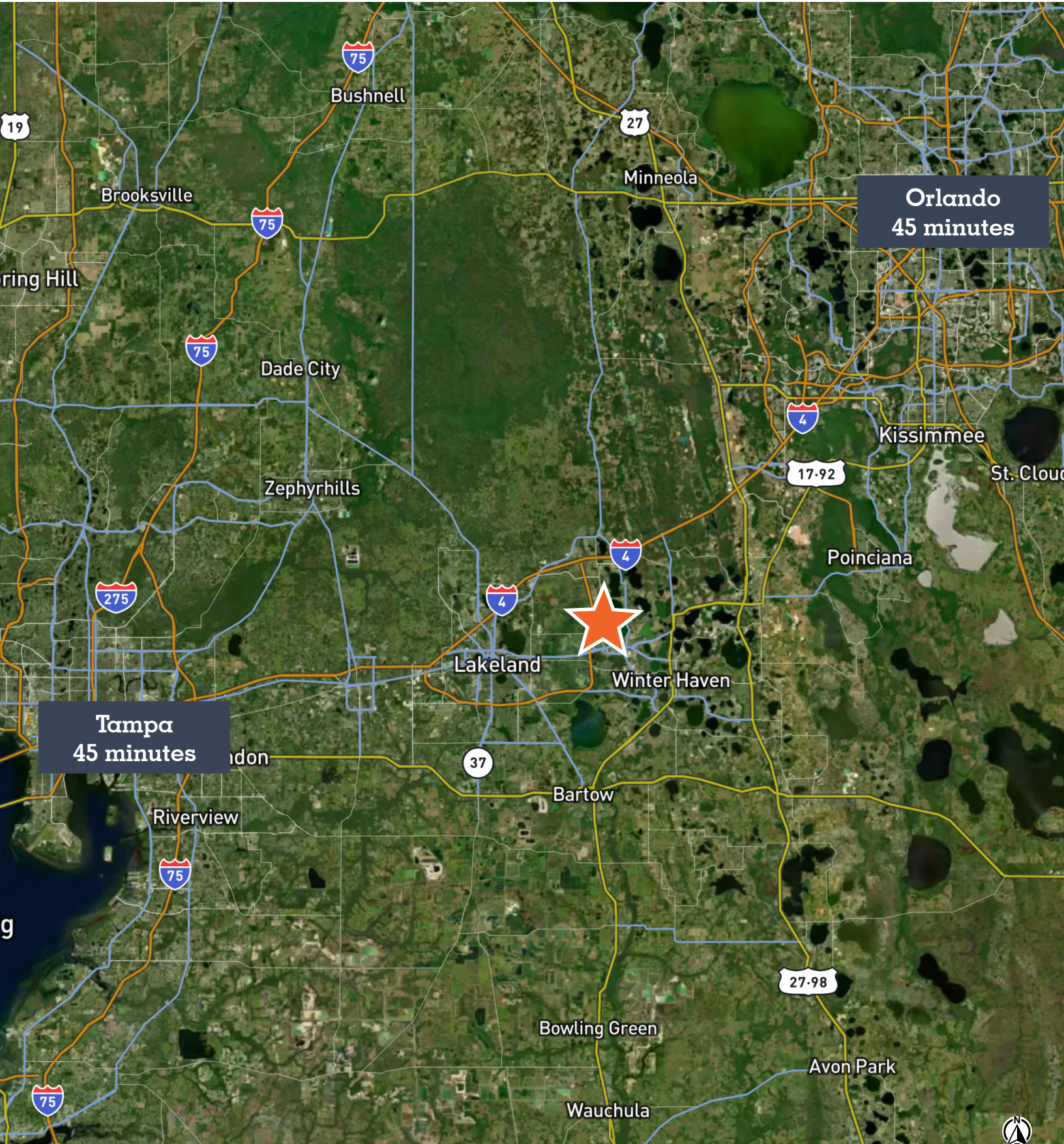


Centrally located in between Orlando and Tampa.



Auburndale Watersports Complex

330 Denton Ave, Auburndale, FL



The Site offers an ease of access and close proximity to major roadways, as well as short driving times to major destinations.



Auburndale Watersports Complex

330 Denton Ave, Auburndale, FL



**If you would like more information on
this offering, please get in touch.**

Deal Team

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