

OFFICE BUILDING FOR SALE

LAKE WALES, FL 33853

43 W Park Ave



OFFERING SUMMARY

Sale Price:	N/A
Building Size:	8,736 SF +/-
Available SF:	8,736 SF +/-
Lot Size:	0.71 AC +/-
Year Built:	1920
Zoning:	C-1

PROPERTY OVERVIEW

Two parcels are being sold in the heart of Lake Wales for a total of 0.71 AC +/- with an existing 8,736 SF +/- two story, vanilla shell building. The property would be perfect for an owner user or investor looking to redevelop. Current ownership has preliminary hotel and multifamily drawings available for any purchaser.

43 W Park Ave is zoned C-1 which offers flexibility for future development. Its central location in the Lake Wales area ensures easy access and visibility, appealing to discerning investors seeking a promising office building with timeless appeal. The City of Lake Wales just underwent a huge downtown beautification plan creating a very walkable city. Having the asset sit on a hard corner of Park Ave W & N Wetmore St, provides great visibility for all potential users.

PROPERTY HIGHLIGHTS

- Vacant 8,736 SF +/- Two Story Building For Sale in Lake Wales - Shell Condition
- Two Parcel Purchase (Total of .71 AC +/-)
- Perfect For Owner User or Redevelopment
- Flexible C-1 Zoning
- Preliminary Drawings for Hotel and Multifamily Available

PRESENTED BY
DANIELLE KOVIE

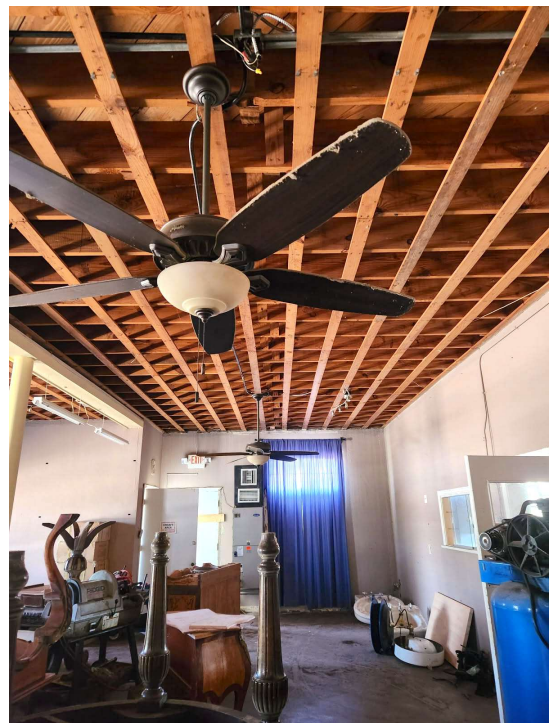
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ADDITIONAL PHOTOS

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LOCATION MAP

LAKE WALES, FL 33853

43 W Park Ave



Google

Map data ©2025 Google Imagery ©2025 Airbus
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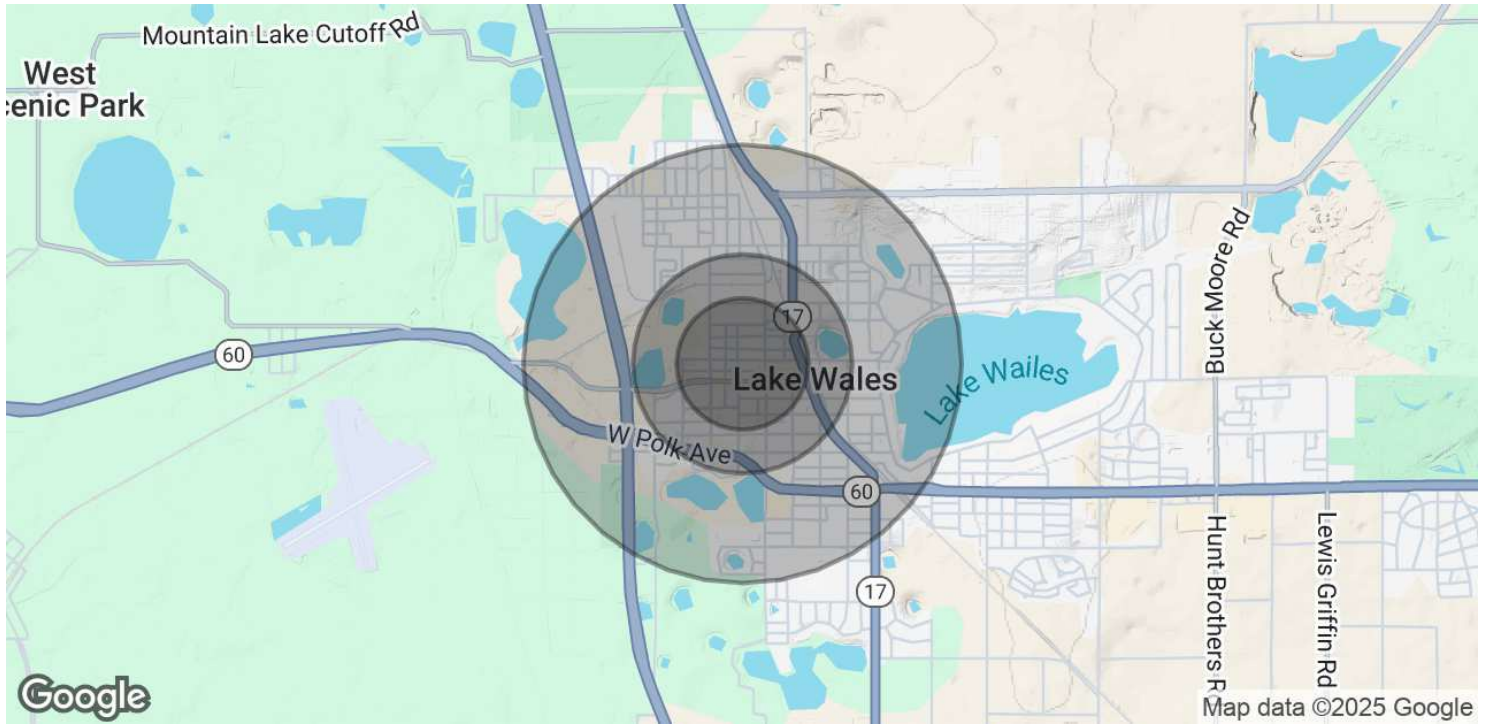
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DEMOGRAPHICS MAP & REPORT

LAKE WALES, FL 33853

43 W Park Ave



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	828	1,654	5,960
Average Age	35	36	39
Average Age (Male)	32	34	38
Average Age (Female)	37	38	41

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	310	611	2,265
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$47,150	\$51,321	\$59,179
Average House Value	\$149,149	\$167,014	\$203,834

Demographics data derived from AlphaMap

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