



**CROSBY &  
ASSOCIATES, INC.**

AGRICULTURAL & COMMERCIAL REAL ESTATE

<http://crosbydirt.com/property/19621549>

# COMMERCIAL OFFICE BUILDING FOR SALE

1,674sf Office Building on .5 Ac Lot w/  
Adjoining .5 Ac Lot  
IN LAKE WALES, FLORIDA



**PRICE: \$165,000**

**PROPERTY ADDRESS**  
36 Polk Ave, Lake Wales, FL 33853

## Highlights

Highly visible corner office building with adjoining half acre vacant lot. This building has four spacious offices, all with windows, two bathrooms, a lobby, and a full kitchen. Parking is easy with a paved lot behind the building. The building also has a bank safe, great for file storage, as well as a dedicated closet for computer servers. With frontage on Polk Avenue and visibility from Hwy 60 in Lake Wales this property has many possibilities: Insurance, Real Estate Broker, Law Office, etc.

- **Building:** 1,674sf Office Building
- **Lot:** Two 0.5 Ac Lots (one vacant)
- **County:** Polk
- **Coordinates:** 27°53'48.32"; 81°35'28.63"
- **Utilities:** City Water, Electric, Sewer
- **Zoning:** Commercial
- **2015 Taxes:** \$3,393.27
- **Parcel IDs:** 273002903500007403;  
273002903500007502

### Offered by

Land Specialist, REALTOR®

**Trevor C. Williams**

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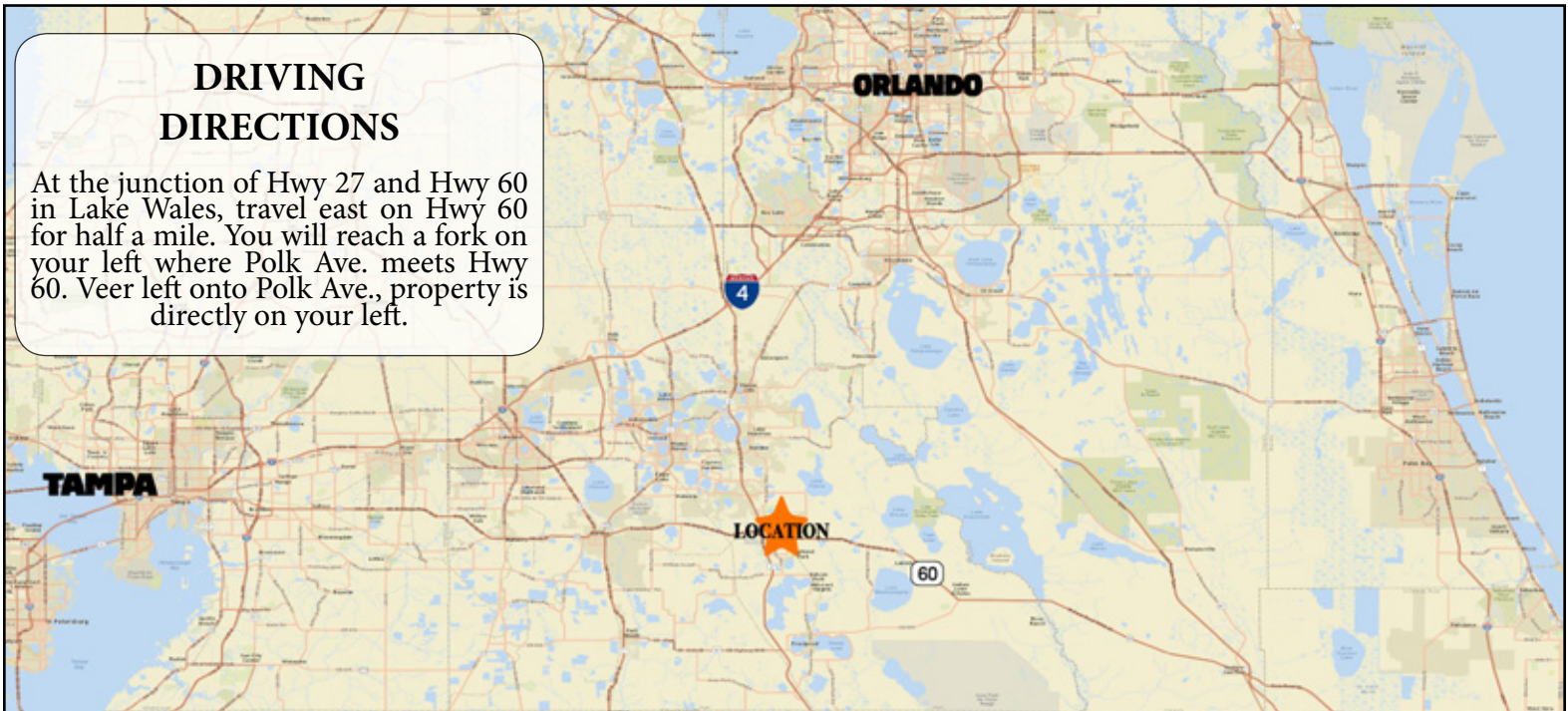
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## DRIVING DIRECTIONS

At the junction of Hwy 27 and Hwy 60 in Lake Wales, travel east on Hwy 60 for half a mile. You will reach a fork on your left where Polk Ave. meets Hwy 60. Veer left onto Polk Ave., property is directly on your left.

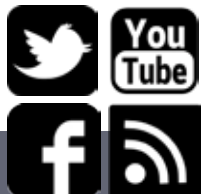


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*All information contained herein has been obtained from sources deemed reliable. However, Crosby & Associates, Inc. or any agent thereof cannot guarantee this information. We are not responsible for errors, omissions, prior sale, change in price, easements, zoning changes or withdrawal of property from the market without notice.*



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