

COMMERCIAL/RETAIL SPACE

FOR SALE



1101 Sixth Street, N.W., Winter Haven, FL

NRT



PROPERTY OVERVIEW

This good-looking building has a two story profile and catches the eye of passers-by. It is just south of the Northgate Shopping Center. US Highway 17 (6th Street, N.W.) is a 4 lane road with no median, so access to the property is unimpeded.

Vacant space on south end of building is ready for immediate occupancy! It is a great investment property and would also be ideal for owner-occupancy.

DETAILS

SPACE: 8,295 +/- SF

PRICE: \$825,000.00

FEATURES:

- Shared Parking
- High Visibility
- 28,000 Daily Traffic Count (Avg.)

DESCRIPTION: This recently refurbished retail and commercial space was occupied by the prior owner and operated as a medical supply company.

FOR MORE DETAILS CONTACT:

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Retail/Commercial Building on US Highway 17, Winter Haven, Florida

DESCRIPTION:	This retail/commercial building is a great investment property (currently with one vacancy), or would be ideal for an owner-occupant. The building has a two story profile and catches the eye of passers-by. It is just south of the Northgate Shopping Center.
LOCATION:	U.S. Highway 17 (1101 & 1103 Sixth Street, NW), Winter Haven, Florida. This is the main north-south thoroughfare in Winter Haven. This property is surrounded by commercial, multi-family, churches and retail.
INGRESS & EGRESS:	Excellent access from US Highway 17 (6th Street, N.W.) and from Avenue K, N.W.). US Highway 17 (6th Street, N.W.) is a 4 lane road with no median, so access to the property is unimpeded. (has dedicated center turn lane).
SITE:	<ul style="list-style-type: none"> • 1101 Sixth Street, NW - 3,795 SF (presently vacant) • 1103 Sixth Street, NW - 4,500 SF ground, 1,200 SF mezzanine - Sherman's Antiques • 8,000 SF basement (no elevator) <p>0.3+/- acres of land with ample parking (shared parking with Laundromat to north).</p>
UTILITIES:	Water, sewer, telephone, gas and electric available.
ZONING:	City of Winter Haven - Commercial Highway Zoning.
PRICE:	\$825,000.00 (Note: 1101 is available for lease)



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