

RETAIL SHOP WITH APARTMENT

FOR SALE



ORCHID SPRINGS, WINTER HAVEN, FL

NRT

**PRICE
REDUCTION!**

PROPERTY OVERVIEW

Café Latte was operated successfully for a number of years. Its owner lived above the café in the walkup studio apartment, which is accessed by a separate entrance in the rear via a spiral staircase. In 2014, there was a major leak in the café portion of the building which required significant remediation and removal of interior elements. The owner chose not to re-build, thus the property is available for any use the new owner wishes to restore in the retail space. The property is being sold "as is."

DETAILS

SF: 1,568 SF under roof (1,280 SF living area)

PRICE: \$135,000 - **PRICE REDUCED!**

FEATURES:

- Great location for unique store/cafe
- Walk-up studio apartment above
- Good traffic flow along Overlook Drive

AREA DESCRIPTION: Orchid Springs is an eclectic area in SE Winter Haven, with numerous condos and patio homes within the development. It is a unique place that has drawn locals and tourists since the 1970's.

FOR MORE DETAILS CONTACT:

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Retail/Café with Studio Apartment Upstairs in Orchid Springs

Winter Haven, Florida

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| DESCRIPTION: | Great opportunity for someone wanting a small, “boutique”-style business, with living quarters above. This is in the eclectic Orchid Springs area, known for unique restaurants, stores and casual life-style. |
| LOCATION: | 200 SR 542 (Overlook Drive), Winter Haven, Florida. This is in Winter Haven’s southeast area, a choice area for businesses and residences. Overlook Drive is one of the main paths from US Highway 27 to Legoland Florida, a couple of miles away. |
| SITE: | Existing two-story building (1970) with downstairs retail (unfinished since leak remediation) and upstairs studio apartment in very good condition. Two land parcels totaling .07 acres. |
| INGRESS & EGRESS: | Excellent access from SR 542 (Overlook Drive). From this location, you are only a few minutes from US 27, Cypress Gardens Boulevard, Legoland and downtown Winter Haven. |
| UTILITIES: | Water, sewer, telephone, gas and electric available. |
| LAND USE: | Polk County - Residential Medium (RM) land use. Within PUD 96-6. |
| EMERGENCY: | Fire, Police, and ambulance service available to the site. |
| PRICE: | \$135,000.00 - PRICE REDUCED! |

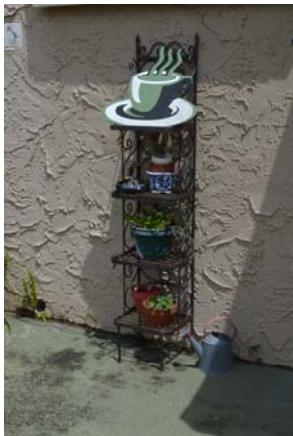
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