



# RIDGE RENTALS

# FOR SALE



703 OLD SCENIC HIGHWAY, LAKE WALES, FL

NRT



## PROPERTY OVERVIEW

This property consists of three (3) mini warehouse buildings on 622 N. State Road 17 and ten (10) mini warehouse buildings located at 703 Old Scenic Highway (also known as Alternate Hwy 27), a major thoroughfare through the city of Lake Wales. The subject is located just outside of the central business district of Lake Wales. Customer parking is available.

## DETAILS

- UNITS:** 290
- PRICE:** \$1,500,000
- FEATURES:**
  - Nice distribution of unit sizes
  - Great location
  - Rental rates have room for increase
- AREA DESCRIPTION:** Both locations close to central business district. Good growth potential.

### FOR MORE DETAILS CONTACT:

**Gloria J. Spanjers/Mike Nolen, Realtors®**  
Coldwell Banker Commercial NRT

**Main** 863-294-7541  
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290 Cypress Gardens Blvd.  
Winter Haven, FL 33880



**Ridge Rentals Mini-Warehouses**

**Lake Wales, Florida**

<p><b>Ridge Rentals Mini-Warehouses</b></p> <p><b>Lake Wales, Florida</b></p>	
<b>DESCRIPTION:</b>	Existing mini-warehouse operation with 13 total buildings (290 units) at two nearby locations.
<b>LOCATION:</b>	<ul style="list-style-type: none"> <li>• 622 N. State Road 17 - three (3) buildings</li> <li>• 703 Old Scenic Highway - ten (10) buildings</li> </ul>
<b>SITE:</b>	<ul style="list-style-type: none"> <li>• Three (3) mini warehouse buildings on 0.89 acres (built 1974, 1975 &amp; 1981)</li> <li>• Ten (10) mini warehouse buildings on 3.46 acres (built between 1979 and 1987)</li> </ul>
<b>FINANCIALS:</b>	Available to qualified purchasers who sign confidentiality and non-disclosure agreement.
<b>UTILITIES:</b>	Water, sewer, telephone, gas and electric available.
<b>EMERGENCY:</b>	Fire, Police, and ambulance service available to the site.
<b>PRICE:</b>	<b>\$1,500,000.00</b>



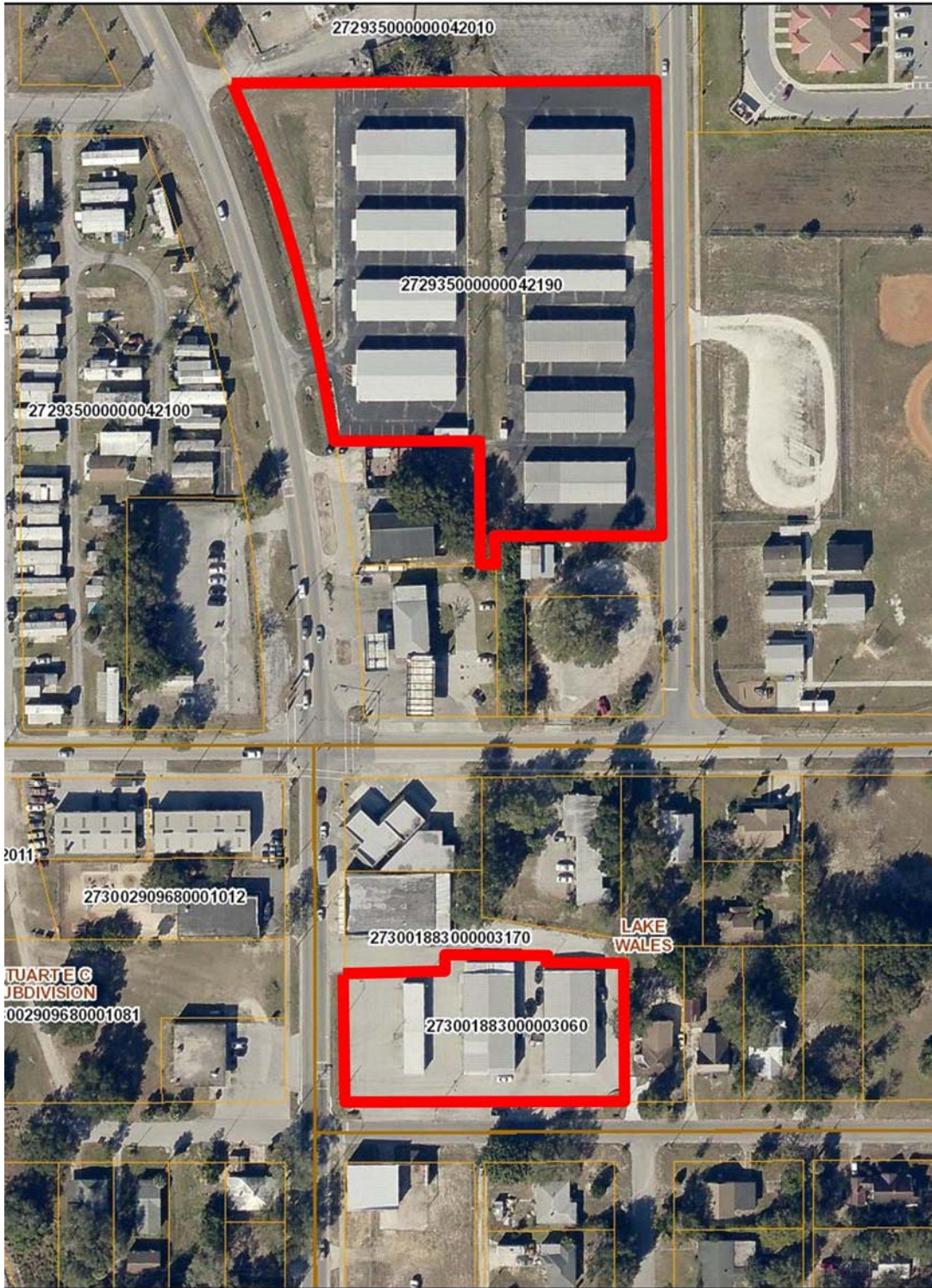
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### 703 Old Scenic Highway Location



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### 622 N. State Road 17 Location



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