

**4,100 SF COMMERCIAL
BLDG. ON DUNDEE RD.**

**<1 Acre
Polk County, FL**

\$640,000

NEW LISTING

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OVERVIEW:

4,100 SF Commercial Building For Sale. Great location with expedient growth taking place on busy Dundee Road. Access on Dundee Rd. allows for right and left turns in and out of the site. Property has 100 feet of frontage on Dundee Rd. with 16,900 AADT Traffic Counts. Improvements to widen Dundee Rd. are currently under construction and are expected to increase future traffic counts. Property is currently being used for assembly and has been well maintained. Surrounded by Retail, Office, Industrial and Other Commercial Properties. The BPC-2 district permits light manufacturing, fabrication, assembly, distribution and wholesaling activities, and some retail uses to support the businesses and activities within the Business Park Center. Located near Winter Haven, Dundee and Hwy 27 and less than 30 minutes from I-4.

PARCEL #/ID: 262826000000012220

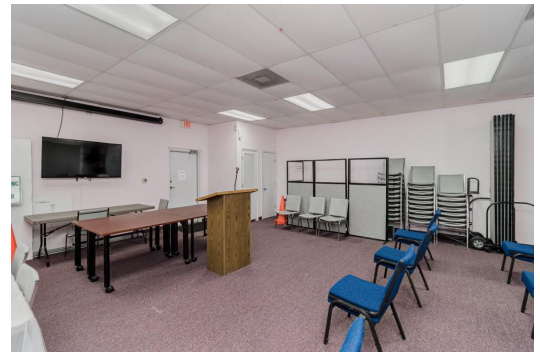
TAXES: (Call Agent for Details)

ADDRESS:

3150 Dundee Rd.
Winter Haven, FL 33884

LOCATION:

From US Hwy 27 and State Rd. 542 (Dundee Rd) proceed west on Dundee Rd. approximately 3 miles to property on Left side of the road.



PROPERTY HIGHLIGHTS:

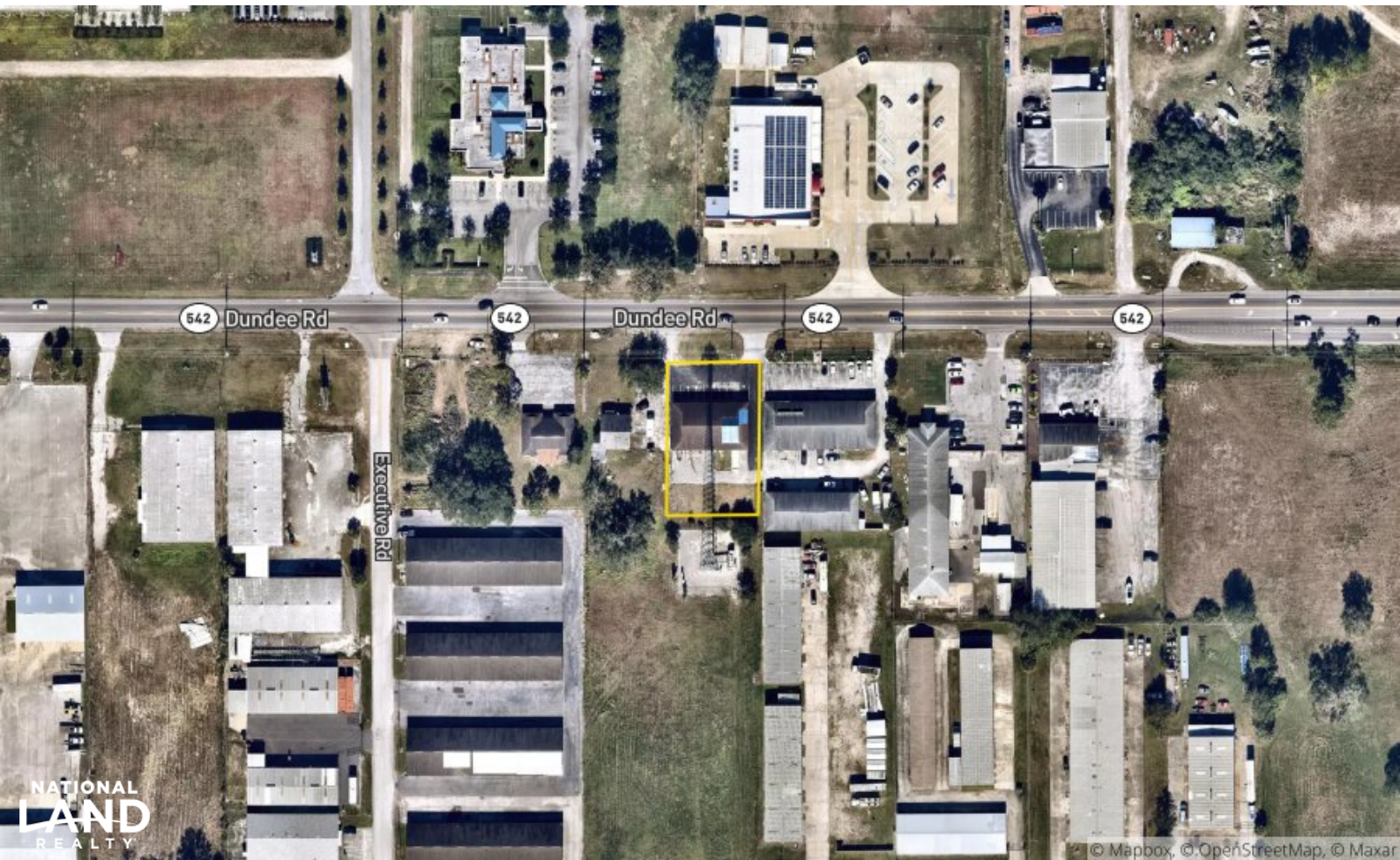
- 4,100 SF Under AC
- 100' Frontage on Dundee Rd.
- 16,900 AADT on Dundee Rd.
- Right and Left In and Out of the Site
- Dundee Road Widening Under Construction
- BPC-2 zoning - Commercial and Industrial Uses Allowed
- Private Parking on Site.

LEGAL DESCRIPTION:

BEG 1368.13 FT S and 920 FT W OF NE COR OF SEC RUN W 100 FT S 165 FT E 100 FT N 165 FT TO POB BEING PART OF LOT 5 OF UNREC SURVEY

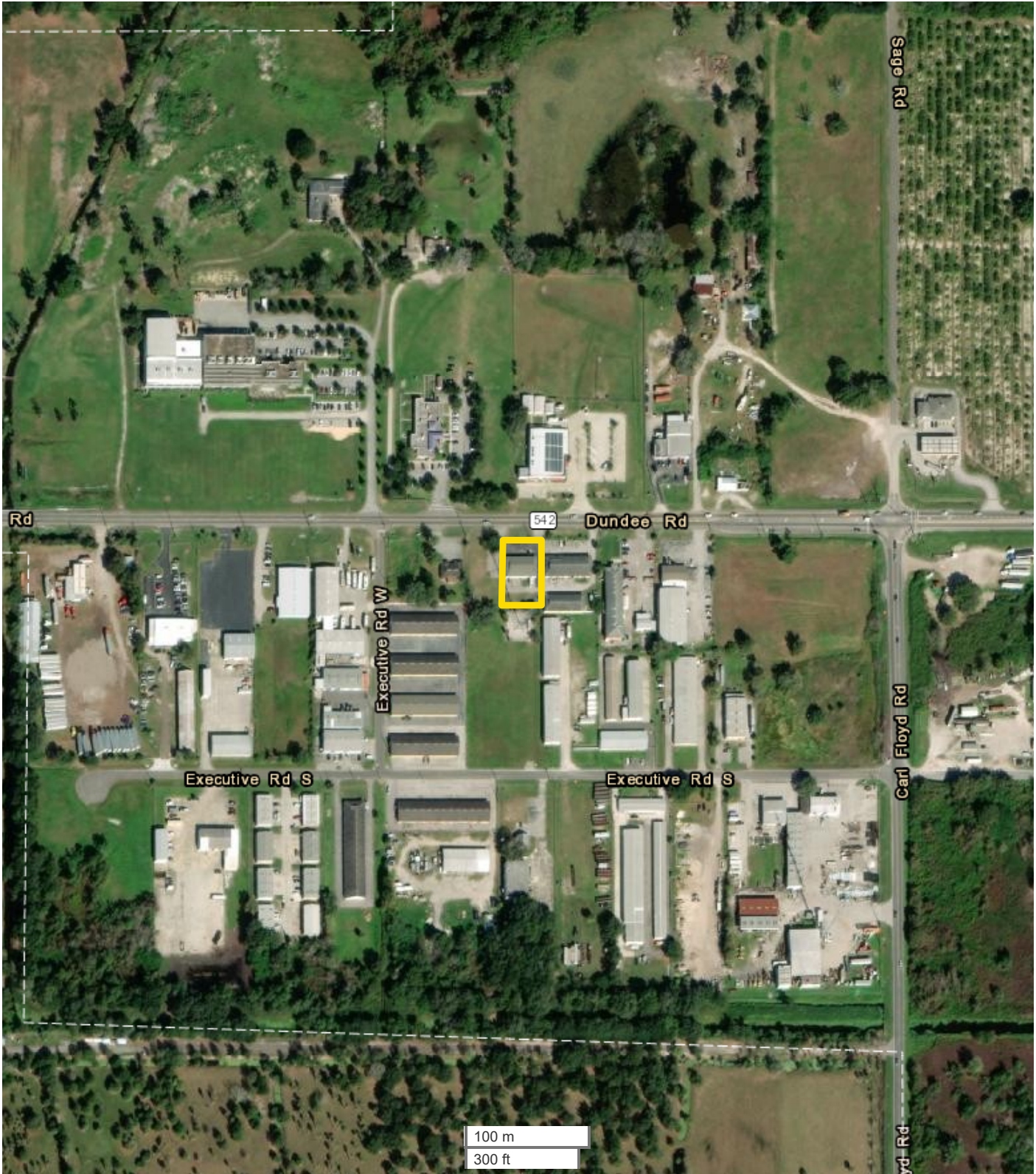
VIEW FULL LISTING:

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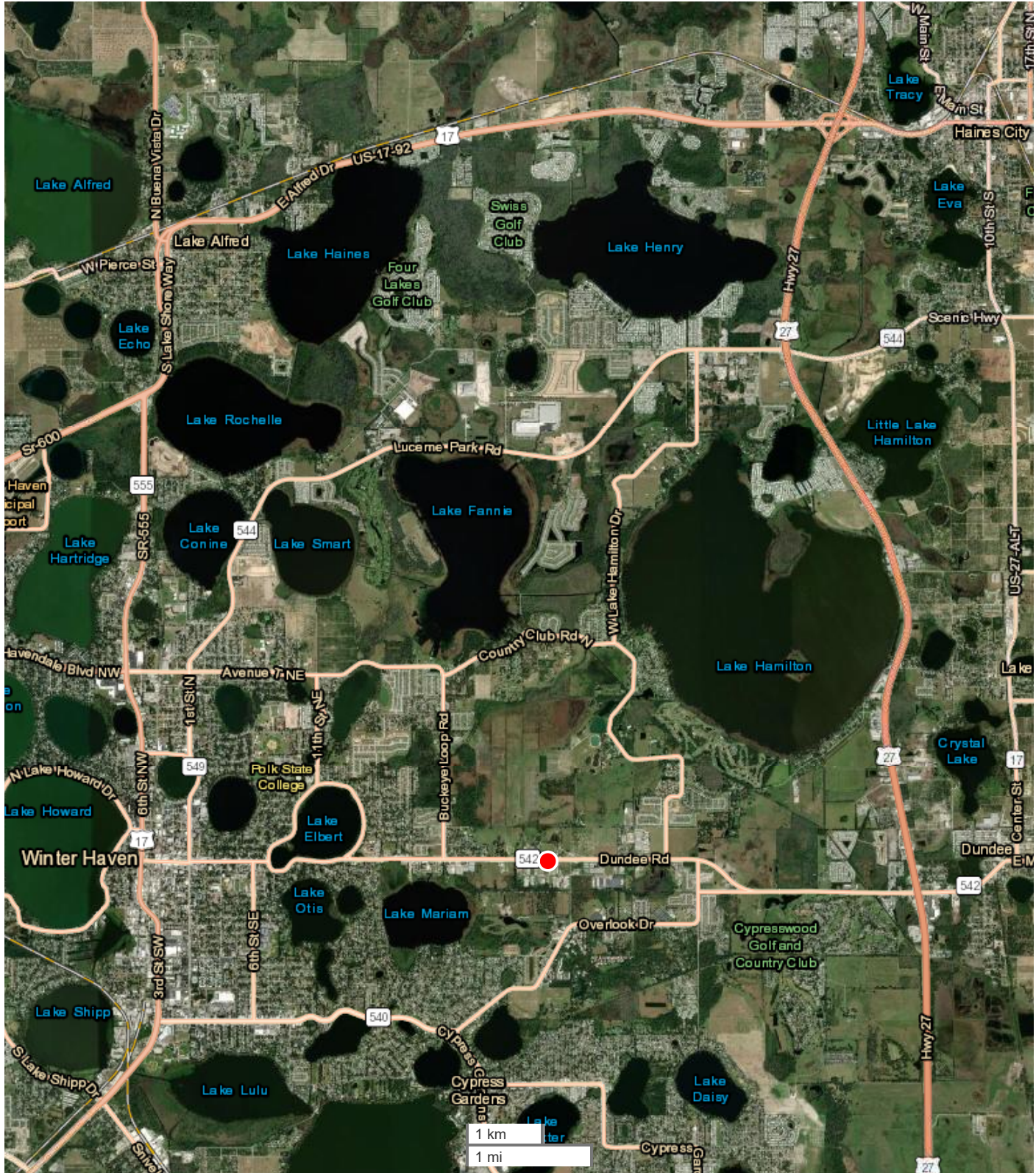




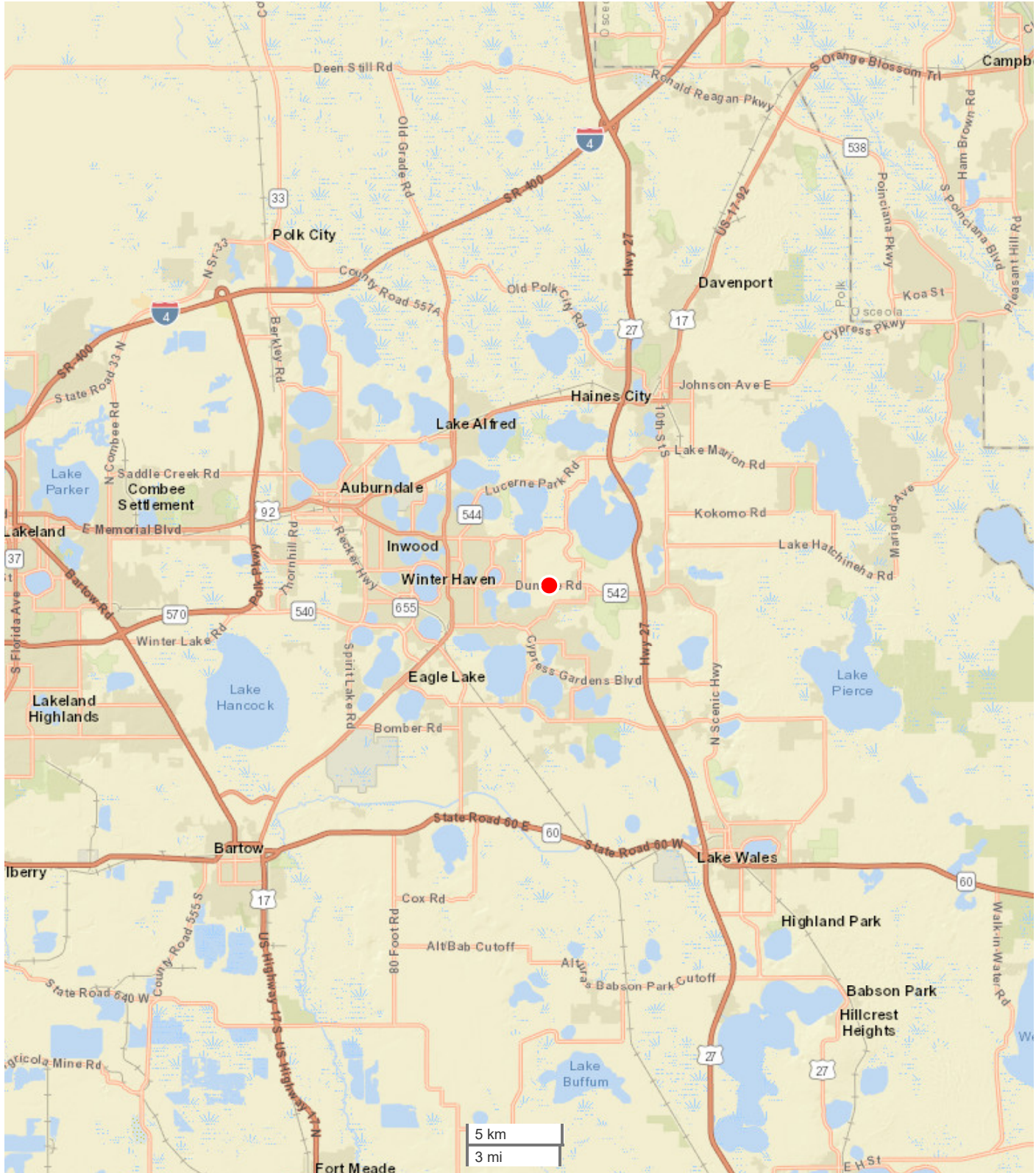
All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



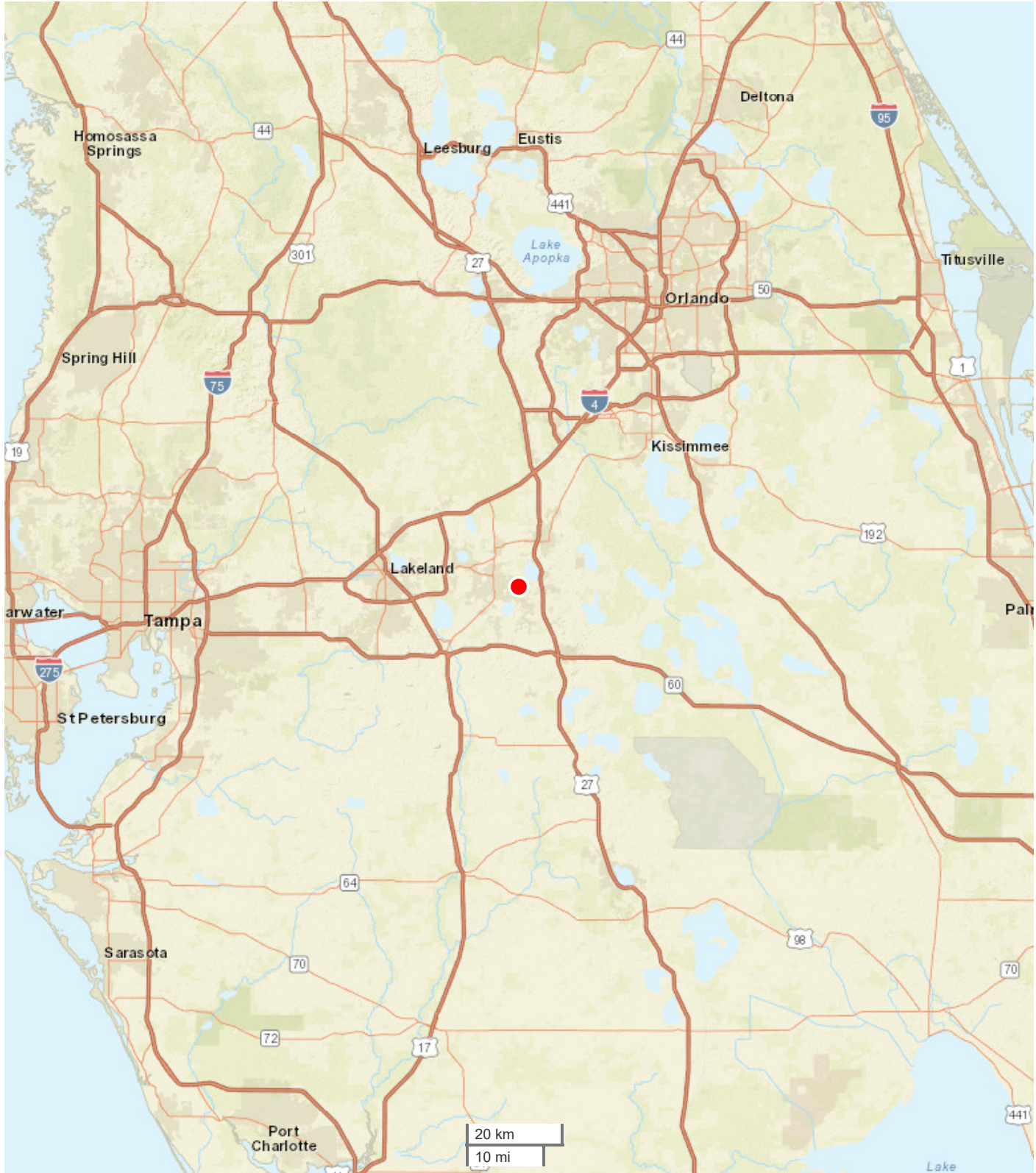
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