



Commercial Real Estate Services
Since 1998

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*Commercial
Real Estate Services
From Local to Global
Since 1998*

For further information
regarding this property,
please contact:

Maria Mahoney,
FL, Real Estate Broker
863-619-6740



For Sale/Lease

Downtown Winter Haven Office Building



326 4th Street, NW, Winter Haven, FL 33880

- Great opportunity to own an office building in the heart of Winter Haven.
- 2,500 SF consisting of a front office area, conference room with double French doors and one restroom.
- Unique opportunity for Downtown location with great exposure, access and parking.

DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors. Omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/ tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.



DOWNTOWN WINTER HAVEN PROFESSIONAL OFFICE/RETAIL BUILDING

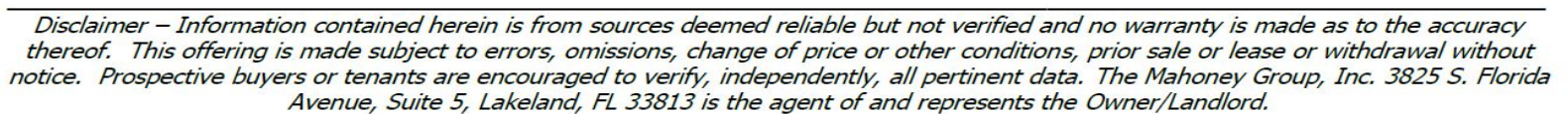
Property Address:	326 4 TH STREET, NW, WINTER HAVEN, FL 33880
Property Location:	Heart of Downtown Winter Haven, next to Carlton Music between Winter Haven City Hall and Library.
Property Type:	Office / Commercial building built 1953 – CB/brick.
Land Size:	.07 acre (3,049.20 \pm SF) 25' Frontage x 118'.
Building Size:	2,500 SF
Features:	New HVAC system 2017 – new roof 2015 – brick interior wall (partial) – 8' ceiling – Terrazzo flooring Front part has large open area, one conference room with French doors, one RR. Back area is all open and is plumbed for RR. Rear door access. Concrete floor. 2 electric meters – CAT 5 wiring.
Land Use/Zoning:	Primary Activity Center / C-1 City of Winter Haven.
Utilities:	Municipal utilities, water, sewer Electric: Tampa Electric Company.
Parking:	Ample on-street parking on 4 th Avenue NW 1 private parking space in back of building.
Lease Rate:	\$13.00/SF, NNN plus applicable State sales tax.
Property Folio:	26-28-20-554000-001170 and 000170 Polk County
Ad Valorem Taxes:	\$1,530.53/Year 2018
Comments:	Unique opportunity for Downtown location with such great exposure and access. Can be used for either retail or office use. Great parking.
Contact:	Maria Mahoney, FL Lic. RE Broker 863 619-6740 Will Daniel, Commercial Realtor, 813 695-7371

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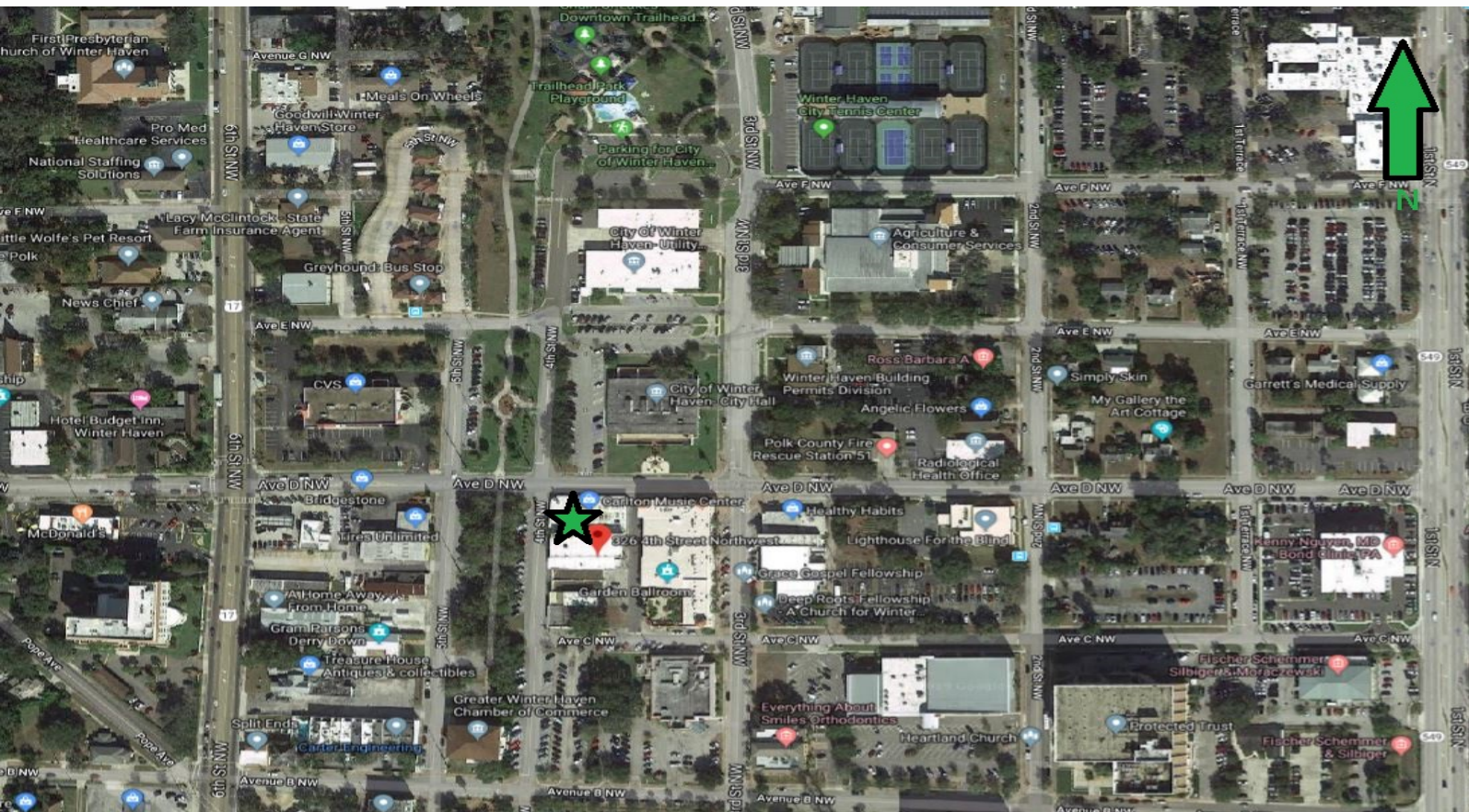
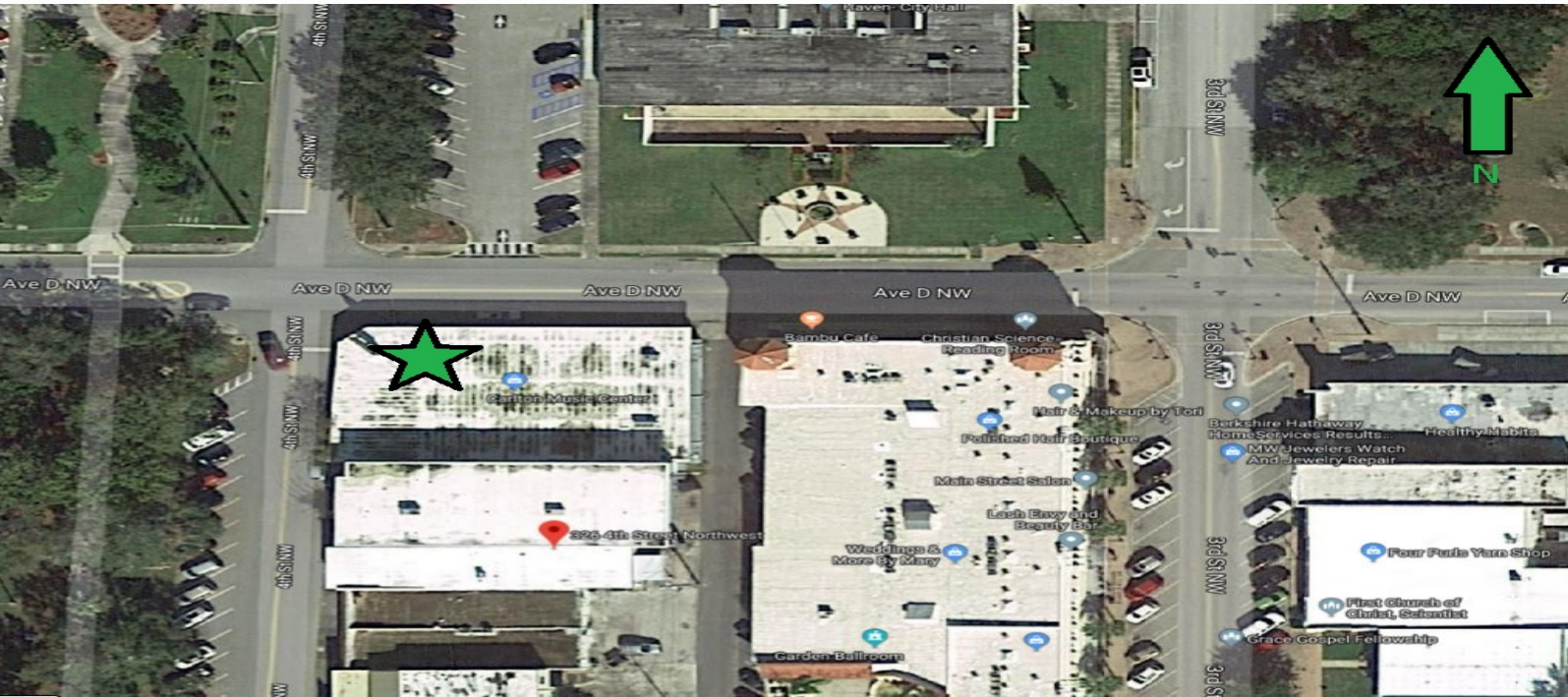


326 4th, Street
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