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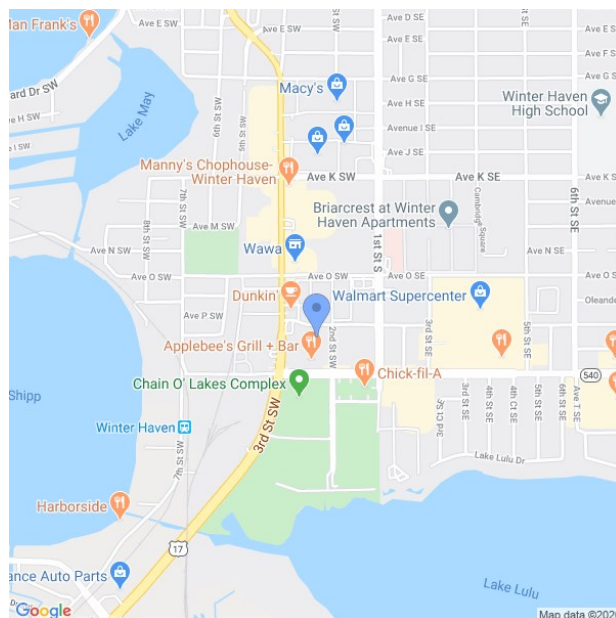


# Myriad of Redevelopment Ideas - Price Reduced

200 POST AVENUE SOUTHWEST, WINTER HAVEN, FLORIDA 33880



COMMERCIAL • INDUSTRIAL • FOR SALE



**SALE PRICE \$1,490,000 (\$55.19 /SQFT)**  
**SALE TYPE INVESTMENT**  
**ZONING BA**  
**BLDG TYPE MULTI-TENANT**  
**CLASS B**  
**STATUS EXISTING**  
**YEAR BUILT 1980**  
**STORIES 1**

**GROSS BLDG 27,000 SQFT**  
**TOTAL AVAIL 27,000 SQFT**  
**AVAIL 27,000 TO 27,000 SQFT**  
**RBA 27,000 SQFT**  
**LAND AREA 1.08 ACRES**  
**CEILING HEIGHT 18.0 FT**  
**MARKET TAMPA/ST. PETERSBURG**  
**SUB-MARKET POLK COUNTY**  
**PARCEL# 32-28-26-643500-000601**

- PRICE REDUCED • BRING OFFERS • 27,000 SF • Tree Shaded Parking • 100 parking spaces, paved and dirt
- Possibilities: • Retail • Special Events Venue • Indoor Sports Venue • Food Retailer • Office

PRICE REDUCED. OWNER WANTS TO SELL.

This 27,000 square foot building offers a central location for a myriad of redevelopment ideas; retail, special events venue, food retailer or office conversion. Approximately 8,000 SF of the east side of the building was formerly used as a

restaurant/retail bakery. The remaining 19,000 SF was used as a multi-purpose sports with some retail. The tree shaded parking lot has 46 paved spaces with another .3 acres for additional parking.

The property is on an interior corner one block north of Cypress Gardens Blvd and one block east of Hwy 17.

The zoning is Highway Commercial (C-3). Public utilities serve the site.

The owner will consider leasing the building for \$8.00/s.f. NNN.