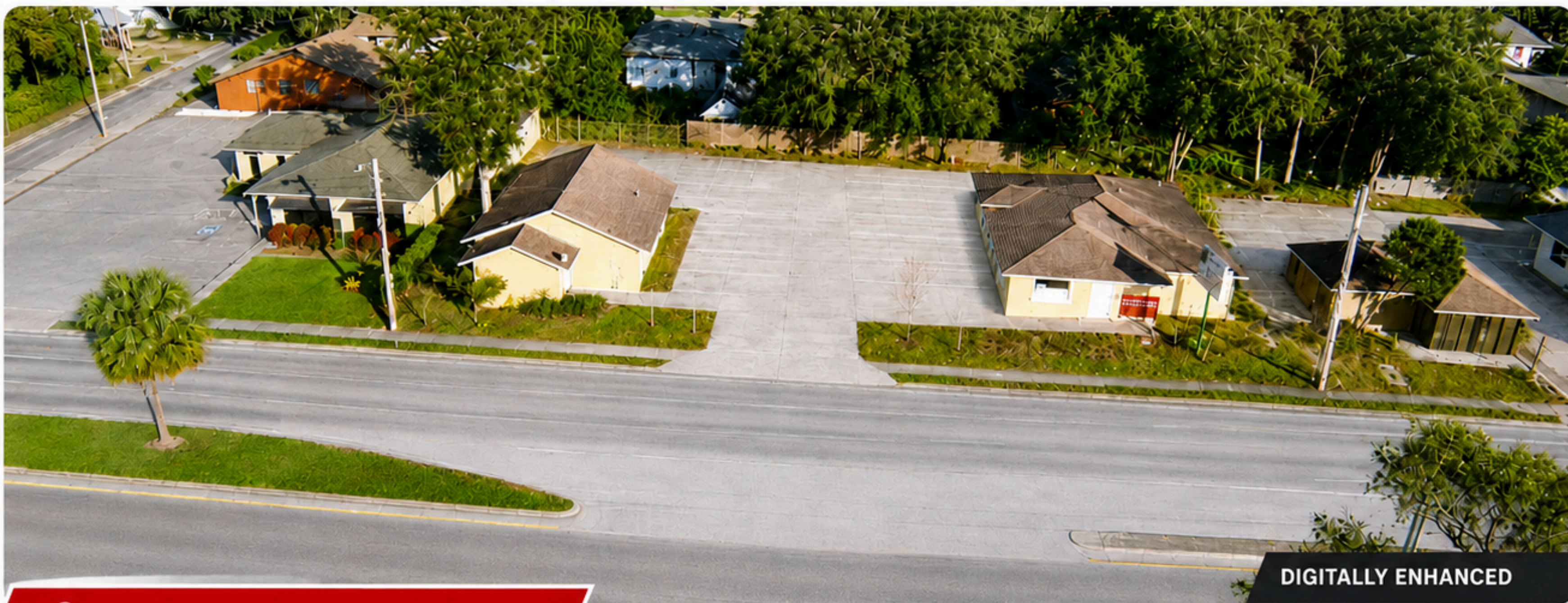


TWO BUILDINGS. TWO PARCELS. **ONE REQUIRED SALE.**

KW SMART
KELLER WILLIAMS REALTY

632 & 524 1st St S | Winter Haven, FL 33880



AGGRESSIVELY PRICED AT
\$720,000

COMMERCIAL OPPORTUNITY

Retail | Medical Office | Traditional Office
C-3 Zoning | Owner/User or Investment Strategy



3,620
SF



2
BUILDINGS



16,240
LOT SF



Christopher Renfro

Keller Williams Realty Smart
SL3425065

407.467.5760

PROPERTY SNAPSHOT

Dual-building commercial portfolio in Winter Haven

kw SMART
KELLER WILLIAMS REALTY



KEY OFFERING DETAILS

ASKING PRICE

\$720,000

AGGRESSIVELY PRICED

PROPERTY TYPE

Mixed Use / Office / Retail

SUB TYPE

Medical / Storefront / Office

INVESTMENT TYPE

Owner/User

SQUARE FOOTAGE

3,620 SF

PRICE PER SF

\$198.89

OCCUPANCY

100%

YEAR BUILT

1953 / 1942

YEAR RENOVATED

2010

BUILDINGS

2

LOT SIZE

16,240 SF



COMMERCIAL POSITIONING

Premier dual-building commercial opportunity in Winter Haven with two separate commercial buildings sold together as a combined portfolio. Each building offers its own parcel number, private entrance, and independent utilities, creating flexibility for owner-users, investors, or operators with multiple business concepts. The C-3 commercial zoning supports a broad range of potential retail, office, professional service, medical, studio, salon, and specialty business uses. Buyer to verify all intended uses and modifications with the municipality.

INVESTMENT & OCCUPANCY STRATEGIES

Flexible pathways for owner-users and investors

WHY THIS OFFERING WORKS

- Two separate buildings create operational flexibility and potential multi-tenant strategy.
- Independent utilities and private entrances help support separate business operations.
- Potential for interior subdivision with multiple entry points and restroom facilities; buyer to verify.
- High-visibility corridor with on-site parking and strong street exposure.
- Adaptable layouts for medical office, storefront retail, professional services, salon, studio, boutique, or specialty business use.
- Located near Downtown Winter Haven, Lake Eloise area attractions, LEGOLAND Florida Resort, dining corridors, and U.S. Highway 17.



POTENTIAL STRATEGIES

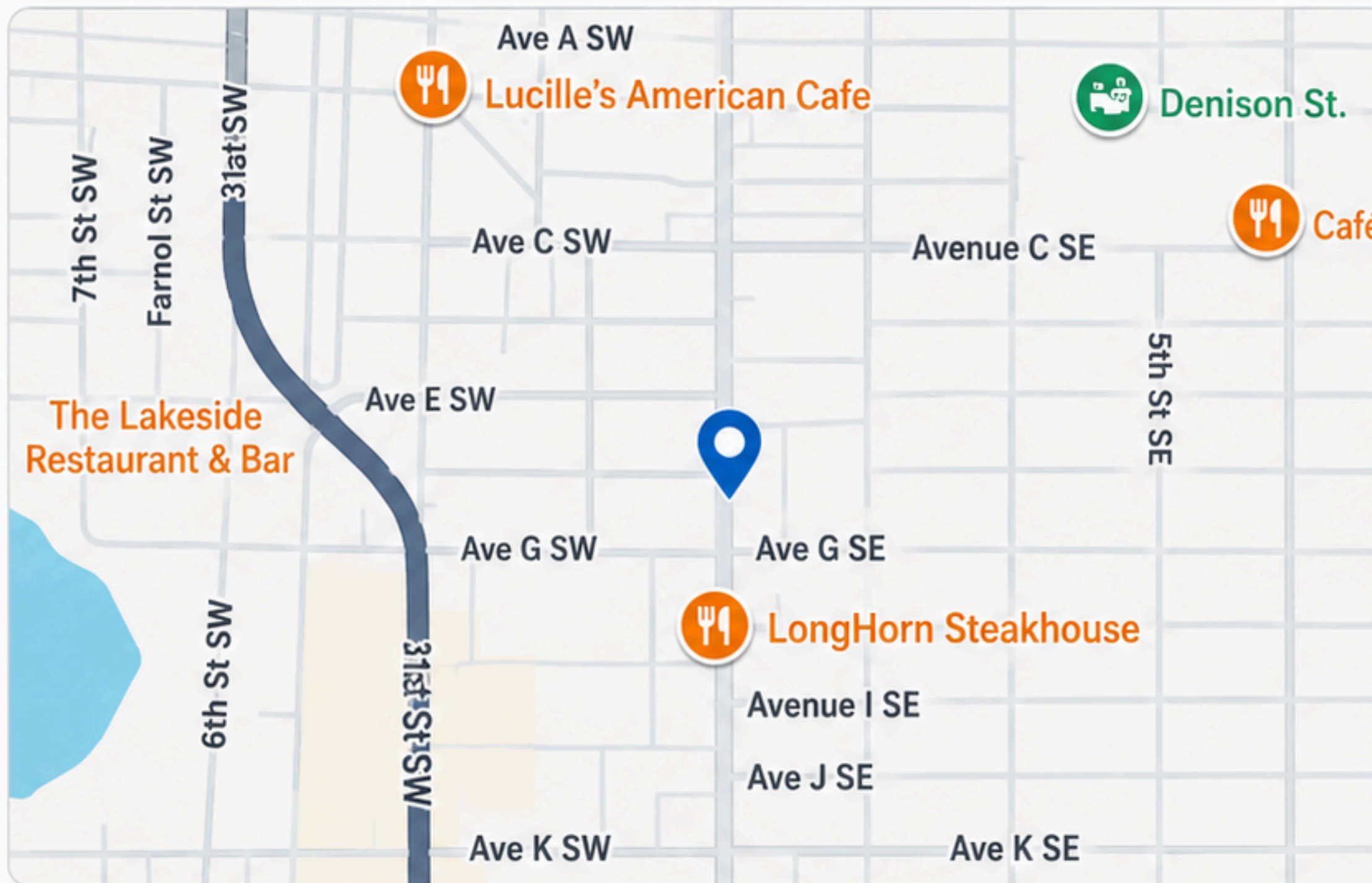
- Owner-occupy one building and lease the other
- Lease both buildings for income generation
- Occupy both buildings for a multi-service business footprint



VIRTUALLY STAGED

LOCATION OVERVIEW

Winter Haven commercial corridor with nearby demand drivers



Area Drivers

- Downtown Winter Haven access
- Lake Eloise area attractions
- LEGOLAND Florida Resort draw
- Major dining and service corridors
- Medical and professional service demand
- Convenient connection to U.S. Highway 17



PROPERTY PHOTO GALLERY

Exterior, parking, and building views



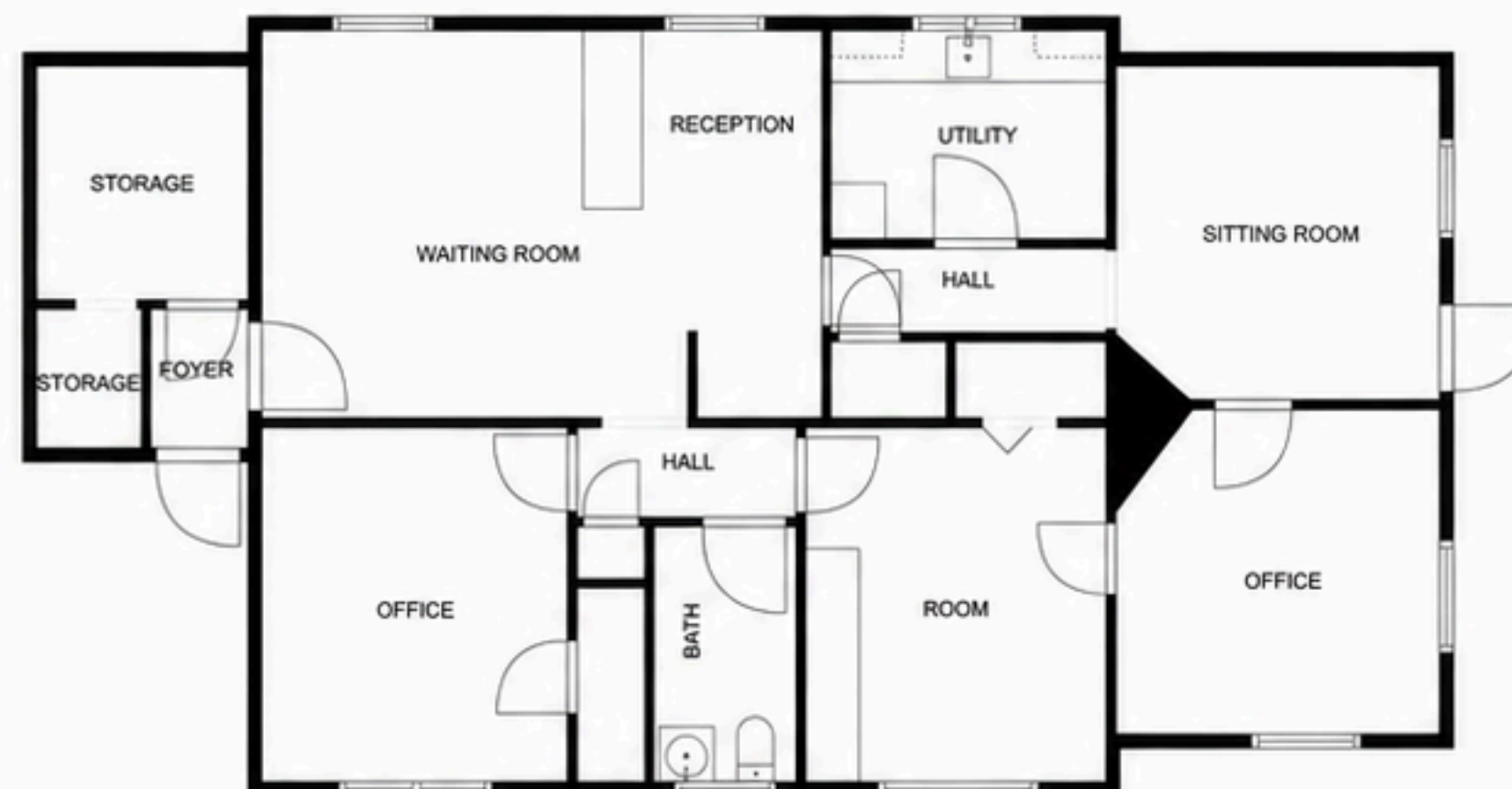
Note: Some marketing images may be digitally enhanced or virtually staged as disclosed on the image. Buyer to verify current site condition.

FLOOR PLANS & BROKER CONTACT

Two-building layout overview



632 1st St S Floor Plan



524 1st St S Floor Plan



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