

DOWNTOWN APARTMENT UNDER RENOVATION

17 RESIDENTIAL UNITS AND 4 COMMERCIAL STORE FRONT

206 Pilaklakah Ave

Auburndale, Florida 33823

\$1,190,000

Discover a premier mixed-use investment opportunity at **206 PK Arianna Apts**, a substantial **21,236 SF multifamily and commercial property** located in the heart of **Auburndale, FL**—a city poised for sustained economic and population growth.

This two-story asset features **17 residential units on the upper floor** and **4 commercial storefronts on the ground level**, all at various stages of renovation after years of non-use, offering an ideal value-add scenario for investors with vision.

Strategically situated with **excellent access to major highways including US-92 and the Polk Parkway**, the property benefits from its proximity to key amenities such as schools, public parks, local businesses, and downtown Auburndale. The location supports both strong residential demand and retail viability, making it a unique dual-stream income property.

As Auburndale continues to attract new development and infrastructure improvements, this property offers significant **upside potential through renovation, lease-up, and long-term appreciation**. Whether you're seeking to reposition a mixed-use asset or expand your multifamily portfolio in one of Central Florida's fastest-growing submarkets, this is an opportunity you don't want to miss.

Secure your place in a thriving market—**206 PK Arianna Apts** stands ready to deliver both immediate value and long-term returns.



Lot Size
0.58 Acres

Frontage
250 x 100 ft

Building
21,236 sf

Build Class
Historic

Built/Renovated
1925/2025

Traffic (VPD)
10,000

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21 COMMERCIAL

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