

FOR SALE

BROCHURE

Lake Wales Multifamily Investment Property

1021 Cohasset Avenue, Lake Wales, FL 33853



kw WINTER HAVEN
KELLERWILLIAMS

Each Office is Independently Owned and Operated



REYESgroup

David Reyes P.A.

O: 863-272-9296

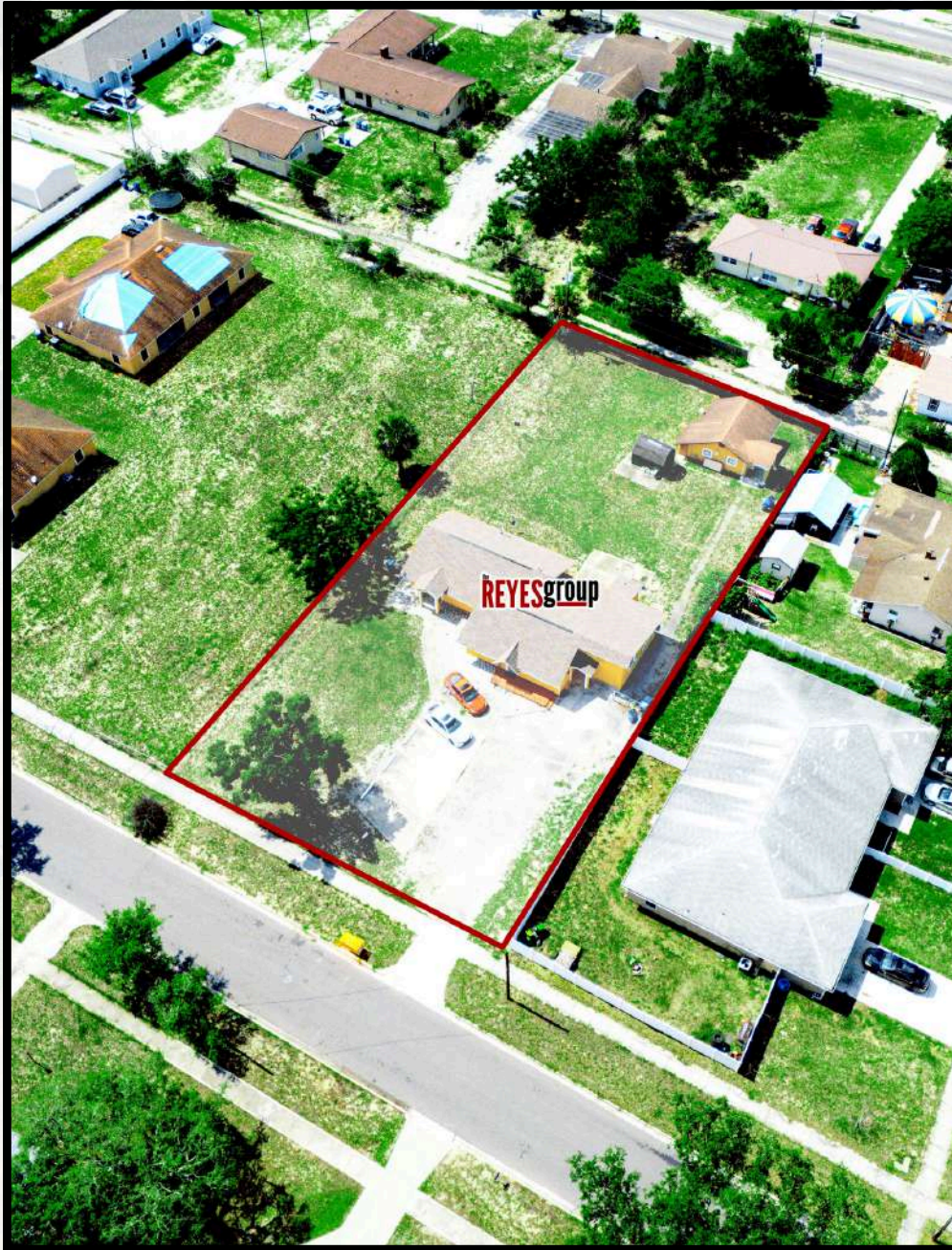
M: 863-206-8278

dreyes@kwcommercial.com

SL679127, Florida

OFFERING SUMMARY

1021 Cohasset Avenue, Lake Wales, FL 33853



Price: \$ 397,000

Address: 1021 Cohasset Avenue, Lake Wales, FL 33853
ARPN: 27-30-12-921000-004080
Sq Ft: 2,587
Lot Size: .53 +/- Acres
Zoning: R-1B Residential

Highlights

- Triplex unit and separate cottage with income
 - 3 Bedroom Unit- \$1,200/month
 - 2 Bedroom Unit- \$850/month
 - 1 Bedroom Unit- \$850/month
 - Cottage- \$850/month
- Strong and Stable Tenant base with potential for rent increases
- Premium location just off of State Road 60
- Just minutes from US 27
- Surrounded by numerous medical and retail providers



kw WINTER HAVEN
KELLERWILLIAMS

David Reyes P.A.
O: 863-272-9296
M: 863-206-8278
dreyes@kwcommercial.com
SL679127, Florida

REYESgroup

PROPERTY DESCRIPTION

1021 Cohasset Avenue, Lake Wales, FL 33853

This multifamily investment property is strategically located in Lake Wales just off State Road 60, a major east-west corridor connecting Lake Wales to Lakeland and the broader Polk County market. Just minutes from US Highway 27, the property offers convenient access to Lakeland as well as northbound routes to Davenport, Interstate 4, Celebration, and Kissimmee. Surrounded by numerous medical and retail providers, this asset benefits from a highly accessible location within one of Central Florida's growing markets.

The property consists of a triplex and a separate detached cottage, providing four income-producing rental units with a strong and stable tenant base and potential for future rent increases. Current rental income includes:

- 3-Bedroom Unit – \$1,200/month
- 2-Bedroom Unit – \$850/month
- 1-Bedroom Unit – \$850/month
- Detached Cottage – \$850/month

All tenants are responsible for their own electric and water utilities, helping to minimize owner operating expenses. With stable in-place income, upside potential through rental growth, and excellent connectivity to major employment centers and transportation corridors, this property presents an attractive investment opportunity in the Lake Wales market.



David Reyes P.A.
O: 863-272-9296
M: 863-206-8278
dreyes@kwcommercial.com
SL679127, Florida



Location Description

1021 Cohasset Avenue, Lake Wales, FL 33853

The property is located in Lake Wales, a growing city in southeastern Polk County known for its historic character, expanding economy, and strategic location within Central Florida. Positioned along the US Highway 27 corridor and State Road 60, Lake Wales provides convenient access to major employment centers throughout Polk County as well as the Orlando and Tampa metropolitan areas.

Lake Wales is home to several notable attractions, including Bok Tower Gardens, a nationally recognized historic landmark that draws visitors from across the region. The city offers a unique blend of small-town charm and economic growth, featuring a vibrant downtown district, scenic lakes, established neighborhoods, and a variety of retail, dining, and recreational amenities.

As Polk County continues to experience strong population growth and economic expansion, Lake Wales has benefited from increased residential and commercial investment. The area's affordability, quality of life, and accessibility have contributed to rising demand for housing, while ongoing development throughout the county continues to support long-term growth prospects.

The city benefits from excellent transportation connectivity via US Highway 27 and State Road 60, providing direct access to major employment hubs, distribution centers, healthcare facilities, and retail destinations throughout Central Florida. With its favorable growth trends, strategic location, and expanding economic base, Lake Wales represents an attractive market for both residents and real estate investors seeking long-term stability and appreciation potential.



David Reyes P.A.
O: 863-272-9296
M: 863-206-8278
dreyes@kwcommercial.com
SL679127, Florida



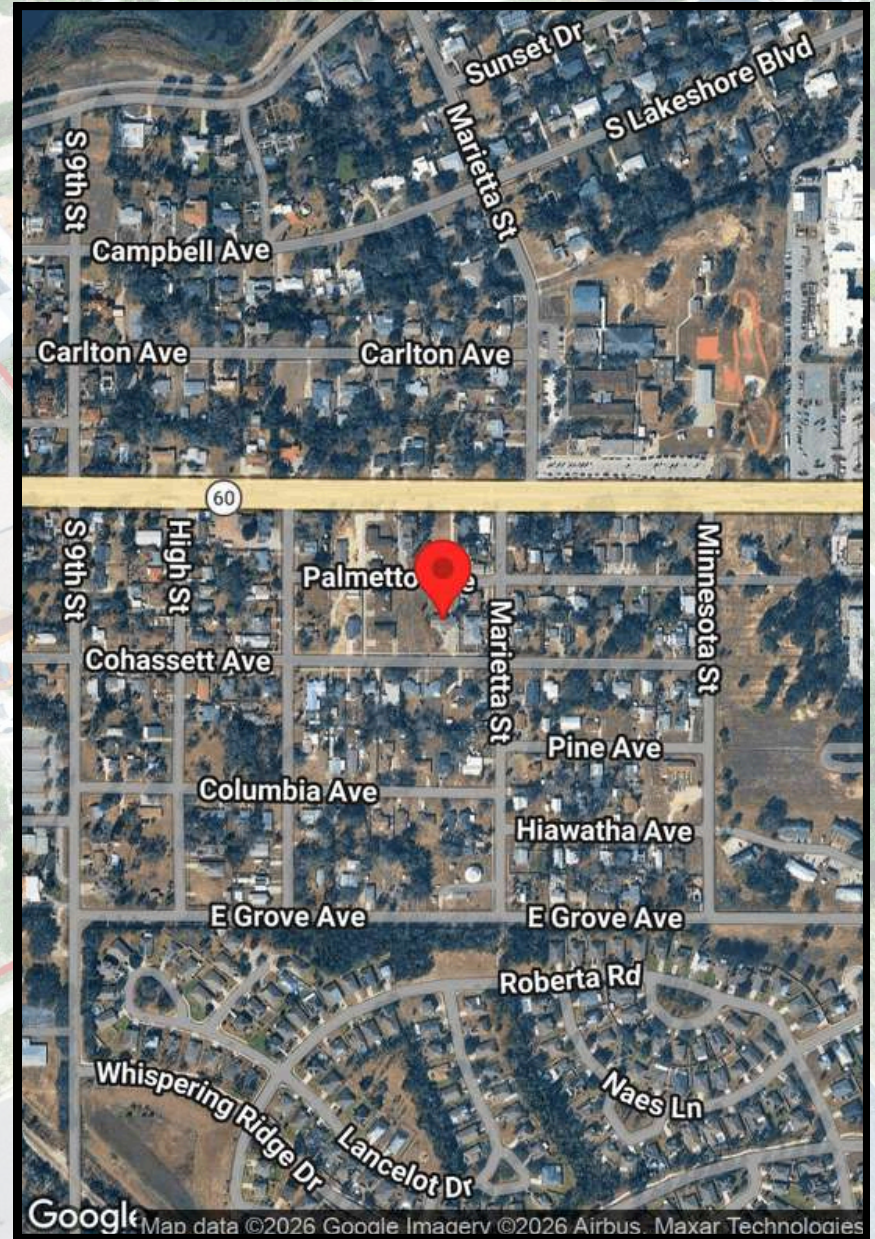
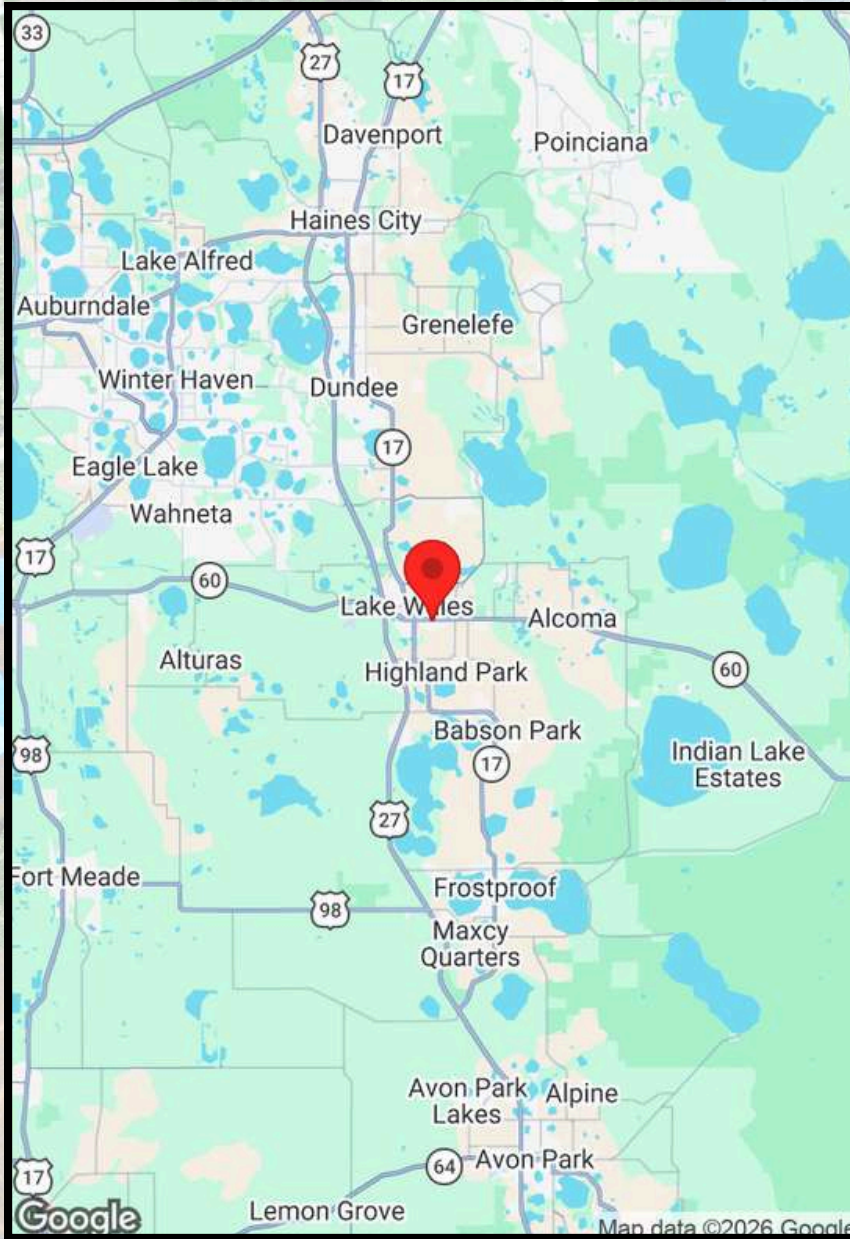






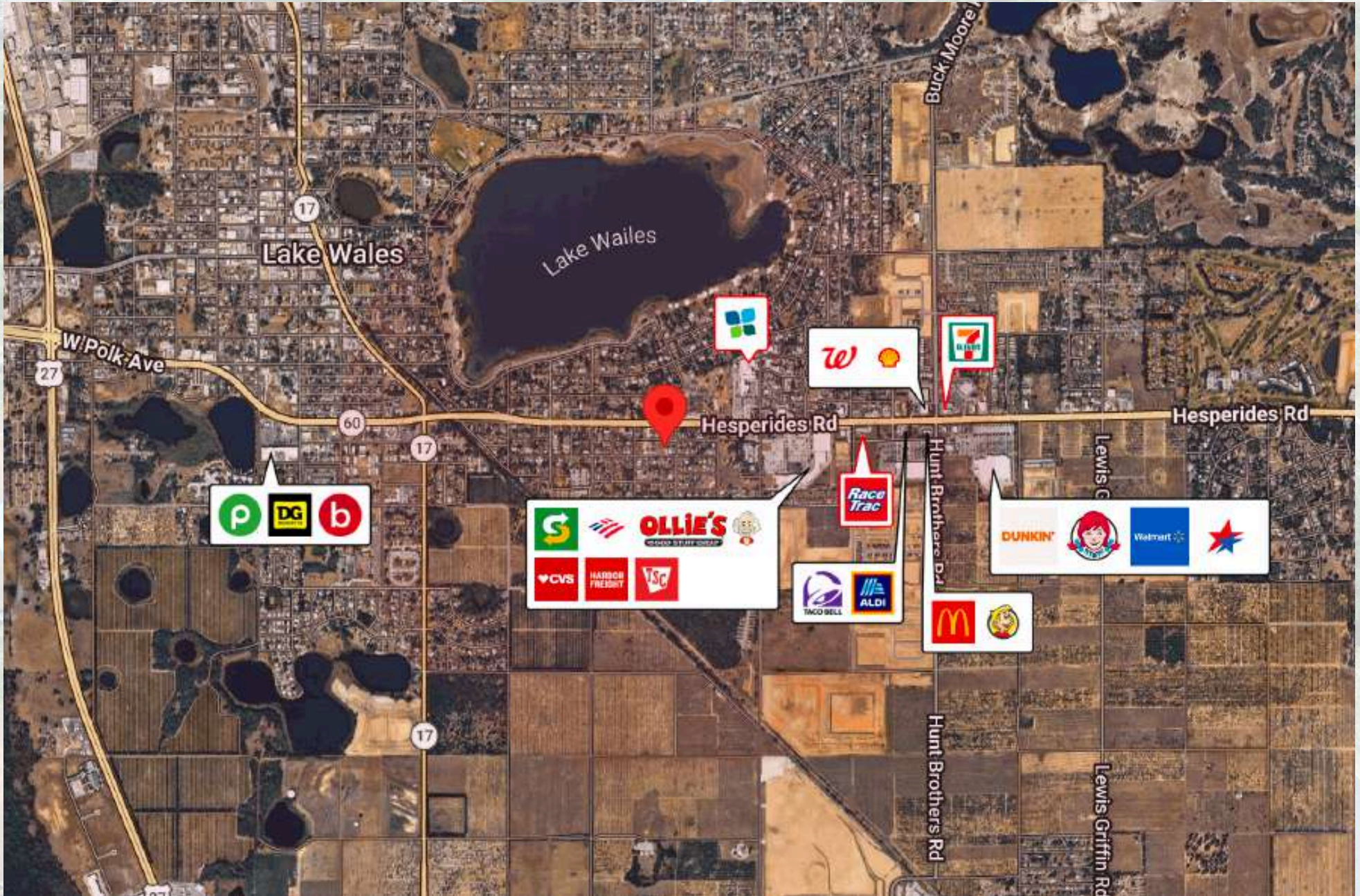
Location Map

1021 Cohasset Avenue, Lake Wales, FL 33853



Business Map

1021 Cohasset Avenue, Lake Wales, FL 33853



DEMOGRAPHICS

1021 Cohasset Avenue, Lake Wales, FL 33853

Population

	1 Mile	3 Mile	5 Mile
Total Population	4,473	18,259	28,885
Male	2,266	8,918	14,207
Female	2,207	9,341	14,678



County Population

Current Population	64,714
Projected by 2030	888,400 - 977,200
Net New Jobs needed by 2030	64,714



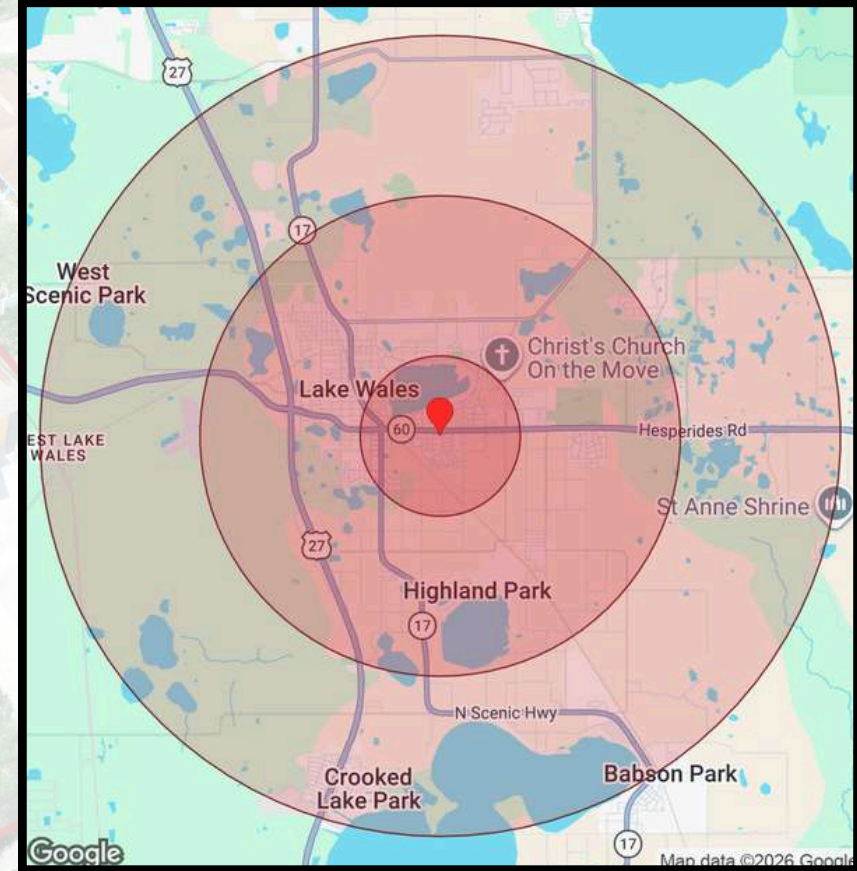
Income

	1 Mile	3 Mile	5 Mile
Median Income	\$53,787	\$56,359	\$58,725



Housing

	1 Mile	3 Mile	5 Mile
Total Units	2,043	8,380	13,831
Occupied	1,717	7,054	11,556
Vacant	326	1,327	2,275



David Reyes P.A.
 O: 863-272-9296
 M: 863-206-8278
 dreyes@kwcommercial.com
 SL679127, Florida





David Reyes P.A.

O: 863-272-9296

M: 863-206-8278

dreyes@kwcommercial.com

SL679127, Florida

KW Commercial | Winter Haven

407 1st St S. Winter Haven, FL 33880



David Reyes is the Owner and Director of The Reyes Group at Keller Williams Winter Haven. For over 21 years he has faithfully served the home and business owners of Polk County as a highly qualified and dedicated commercial and residential specialist.

He guides commercial buyers, sellers, investors, and developers of office spaces, retail locations, raw land, multi-family lots, residential investments, and property management to pursue ultimate commercial opportunities that will continue their business success.

David is dedicated to serving both first-time and repeat residential clients by compassionately walking his customers through the processes of home buying, renting, and selling. David finds joy in guiding customers to finding a home that perfectly fits their lifestyle, goals, and future.

With over \$14 Million in individual sales since 2016, David is highly regarded by the leadership of Keller Williams, his past and current clients, and professionals in the field. He was personally awarded Top Monthly Listings Closed multiple times in 2019 and has since led his team to be awarded Top Listings Taken in May 2020. He is consistently a Top 10% Producer in East Polk County and in the leaderboard for Top 3% in Listing Volume.

After receiving his degree in Human Resource and Management from Trinity International University, David moved to Polk County with his high school sweetheart, Susie, in 1994 where they are now raising their six beautiful children.

David is passionate about real estate and compassionately serving the community. He is confident that his team will intentionally serve you with integrity, professionalism, and dedication to meet all of your buying and selling needs!

DISCLAIMER

1021 Cohasset Avenue, Lake Wales, FL 33853

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



David Reyes P.A.
O: 863-272-9296
M: 863-206-8278
dreyes@kwcommercial.com
SL679127, Florida

