



FOR SALE
COMMERCIAL BUILDING SPACE
\$479,000

7TH ST. COMMERCIAL BUILDING WINTER HAVEN, FL

2430 7TH ST SW, WINTER HAVEN, FL 33880



CHIP@CROSBYDIRT.COM
CHIP FORTENBERRY MBA, ALC
863.673.9368



CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881



SALE PRICE

\$479,000

OFFERING SUMMARY

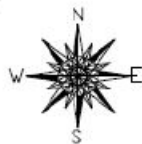
County	Polk
Zoning	C4
Utilities	Electricity, cable, internet, telephone
Parcel IDs	262832000000042100
Coordinates	27.9971485, -81.7375596
Frontage	130 ft
Sewer	Septic
Real Estate Taxes	\$2439

PROPERTY OVERVIEW

Wonderful opportunity for investor or end user. 0.37 acre lot. 5,584 Sq./Ft office. Can be used as flex space and storage. Many upgrades such as new roof, new blacktop parking lot, plumbing, septic tank pumped, fence around property. 3 roll up doors. 3 other entrances. Electricity, telephone, internet at site. Across from Harborside restaurant views of lake ship.

PROPERTY HIGHLIGHTS

- 5,584 Sq./Ft.
- 2 bathrooms
- 14, 12, 8 foot ceilings
- Monolithic slab on grade foundation
- Concrete walls
- Wood trusses
- Standing Seam Metal Roof
- Double hung in metal frame windows
- Various man doors with rear bay door
- Concrete floors
- Drywall over framing interior walls
- Florescent lighting



SCALE 1"=40'
North per Plat

BOUNDARY SURVEY

Legal Description:

Begin at a nail and cap in the centerline of the Old Winter Haven-Bartow Highway, at a point 195.38 feet North and 380.72 feet East of the Southwest corner of US Government Lot 3 in Section 32, Township 28 South, Range 26 East, Polk County, Florida; run thence North 32°26'30" East, along said centerline a distance of 130.0 feet; South 46°53' East a distance of 206.4 feet to the centerline of the Right-of-Way of the main line of the Seaboard Coastline Railroad; run Southwesterly, along said railroad centerline a distance of 127.75 feet to its intersection with a line bearing South 46°53' East from the Point of Beginning; thence run North 46°53' West along said line, a distance of 180.85 feet to the Point of Beginning; LESS road Right-of-Way for Old Winter Haven-Eagle Lake Road and LESS Railroad Right-of-Way.

Flood Insurance Rate Map:

Community Number: 120261 Panel: 0530

Suffix "G" Flood Insurance Rate Map

Dated December 22, 2016 Flood Zone: "X"

Map ID: 12105C0530G

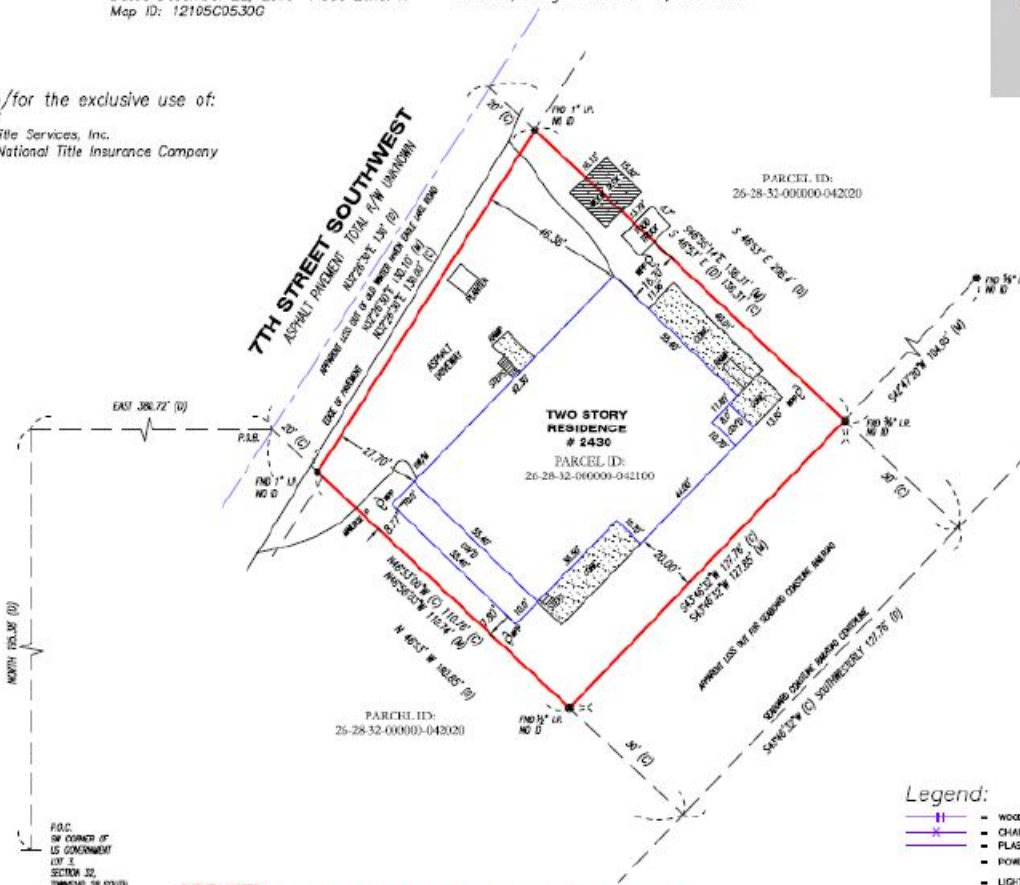
Basis of Bearing:

Bearings shown hereon are based on the NORTHWESTERLY BOUNDARY LINE OF SUBJECT PARCEL, being N 32°26'30" E, ASSUMED.

Abbreviations:

(D) = DEED
(M) = MEASURE
(P) = PLAT
(A) = ASSUMED
(C) = COMPUTED
BLK = BLOCK
COWL = CROWNED LINES
CATK = CABLE TV KASER
CL = CENTER LINE
DESC = DESCRIPTION
ELEV = ELEVATION
ID = IDENTIFICATION
R.O.W. = RIGHT OF WAY
UE = UTILITY EASEMENT
UL = DRAINAGE EASEMENT
DLE = DRAINAGE EASEMENT
P.E. = PRIVATE EASEMENT
E.P.E. = ELECTRIC POWER EASEMENT
E.S.D.E. = ENVIRONMENTAL DRAINAGE AND DRAINAGE EASEMENT
SET L.R.C. = 1/2" L.R.C. L.S. 1015
LI = IRON PIPE
LI = IRON ROD
N&D = NAIL AND DISK
FOU = FOUND
LS = LAND SURVEYOR
P.S. = PROFESSIONAL LAND SURVEYOR
P.M. = PROFESSIONAL LAND SURVEYOR AND MAPPER
RES = RE-SURVEYED LAND SURVEYOR
LB = LOCATED BUSINESS
L.C. = IRON ROD AND CAP
L.R.C. = IRON PIPE AND CAP
CA = CONCRETE ANCHOR
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
P.O.L. = POINT ON LINE
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
W.P. = WITNESS POINT
T.S.M. = TEMPORARY BENCH MARK
O.R. = OFFICIAL RECORD
P.O.C. = POINT OF COMMENCEMENT
P.O.C. = POINT OF COMMENCEMENT
P.I. = POINT OF INTERSECTION
P.L. = POINT OF LARGEST
R.P. = RADIAL POINT
A = CENTRAL ANGLE
L = ARC LENGTH
BL = CHORD BEARING
R = RADIUS
F.F.E. = FINISH FLOOR ELEVATION
A.C. = AIR CONDITIONER
W.H. = WATER HEATER
W.P. = WATER PUMP
C.M.C. = CONCRETE
C.M.C.F. = CONCRETE FENCE
W.F. = WOOD FENCE
P.V.F. = VINYL FENCE
C.L.F. = CHAIN LINK FENCE
A.L.F. = ALUMINUM FENCE
M.F. = METAL FENCE
B.P. = BACK FLOOR PREVENTER
S.W. = STORM SEWER MANHOLE
S.M. = SEWING MANHOLE
F.L. = FIRE HYDRANT
W.M. = WATER METER
W.V. = WATER VALVE
L.V. = IRRIGATION VALVE
C.D. = CLEAN OUT
L.P. = LIFTING POLE
P. = POWER POLE
W.P. = WOOD POLE

Certified to/for the exclusive use of:
Grey Slab LLC
Real Estate Title Services, Inc.
Old Republic National Title Insurance Company



SURVEY NOTES:
• THERE IS A WOOD BECK, & A FOOD TRUCK OVER THE NORTHEASTERLY BOUNDARY LINE.
• THERE ARE NO OTHER SIGNIFICANT OBSERVATIONS.

Legend:

— II — = WOOD FENCE
— X — = CHAIN LINK FENCE
— — — = PLASTIC FENCE
— — — = POWER POLE
— — — = LIGHT POLE
[Pattern] = PAVERS
[Pattern] = CONCRETE
[Pattern] = ASPHALT



Real Estate Title Services, Inc.



Address: 2430 7th Street SW, Winter Haven, Florida 33860

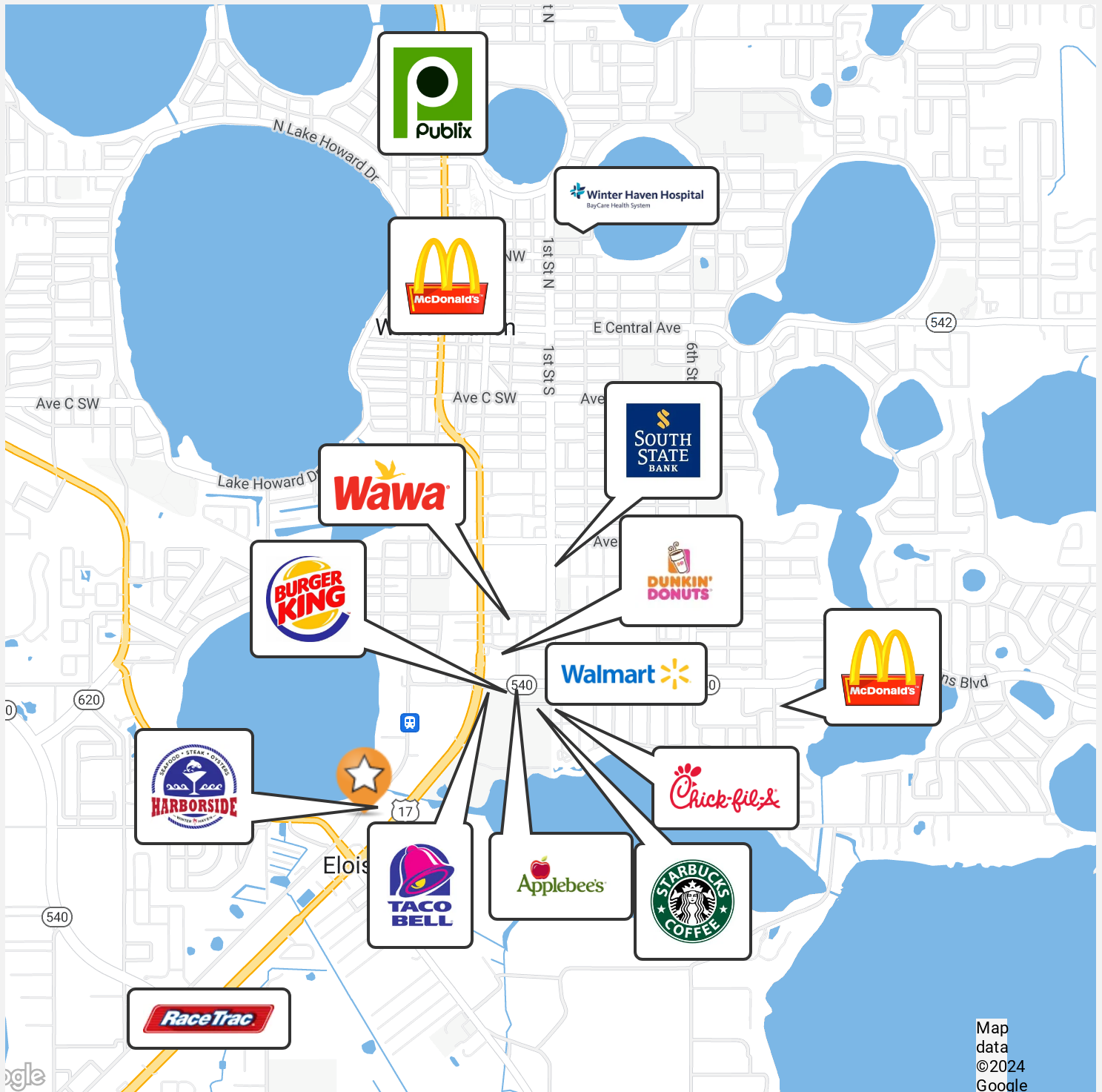
Surveyor's Notes:

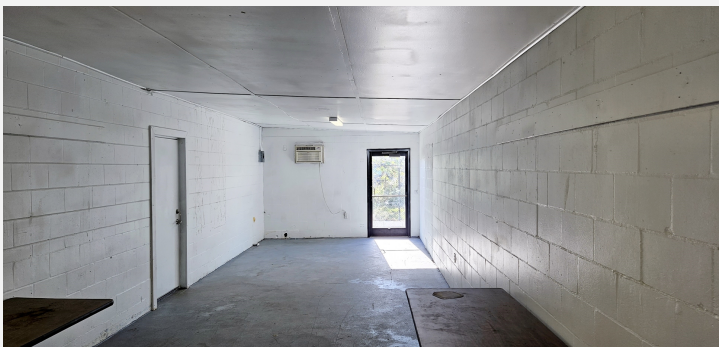
- Legal Description provided by others
- The lands shown hereon were not abstracted for assessments or other recorded encumbrances not shown on the Plat.
- Underground portions of loadings, foundations or other improvements were not located.
- Wall lines are to the face of the wall and are not to be used to reconstruct boundary lines.
- Only visible encroachments located.
- No identification found on property corners unless otherwise shown.
- Dimensions shown are Plat and Measured unless otherwise shown.
- Fence ownership not determined.
- This survey depicted here forms a closed geometric figure.
- No underground improvements or visible installations have been located other than shown.
- This survey is prepared for the exclusive use and benefit of the parties listed hereon; liability to third parties may not be transferred or assigned.
- This drawing may not be scaled due to electronic transfer.
- This survey does not reflect or determine ownership.
- Fence corners and building corners are witness monuments to abstracted corners, dimensions are as shown.
- Subject to any dedication, limitations, restrictions, reservations, and/or easement of record no encroachment of title made by Surveyor.
- This Survey is not an ALTA/ACSM Land Title Survey.
- This Survey was prepared without the benefit of a commitment for Title Insurance.
- The flood data provided is for informational purposes only. The Surveyor makes no guarantee as to the accuracy of the information provided. The local F.E.M.A. Agency should be contacted for verification.
- Boundary lines on existing monumentation as found in field, other matters not shown in this survey of time of survey may affect Boundary lines shown hereon.
- This Survey is intended for mortgage or refinancing purposes only. Exclusively for this use by those to whom it is certified. This Survey is not to be used for Construction, permitting, design, or any other use without the written consent of LEBRON GROUP SURVEYING AND MAPPING CORP. PHOTOCOPIING FORBIDDEN. COPYRIGHTED MATERIAL.

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 34-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



CODE: 26283200000004201304 DATE: 11/26/2016
NEESON LEBRON PS&M #1534 JOSE R. NEESON PS&M #6850
Professional Surveyor and Mapper Professional Surveyor and Mapper
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED BASED/ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.





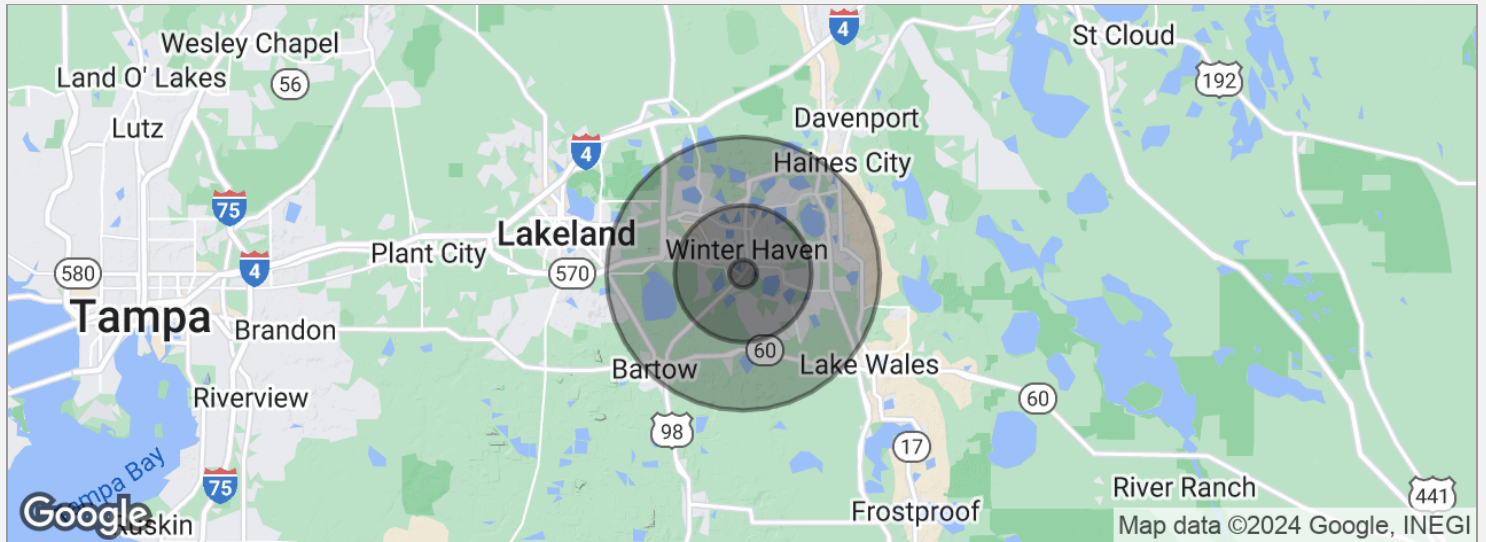


DRIVE TIMES

2 minutes to HWY 17
5 minutes to Downtown WH
25 minutes to Lakeland
60 minutes to Tampa
70 minutes to Orlando

DRIVING DIRECTIONS

From Snively Avenue and 7th St. SW Winter Haven, FL, Drive North on 7th St. SW 0.1 mile to the property. Property is directly across from Harborside Restaurant.



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	68	17,400	48,552
Median age	58.9	41.4	46.1
Median age (male)	63.4	40.3	45.4
Median age (Female)	58.7	43.6	46.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	38	7,432	22,257
# of persons per HH	1.8	2.3	2.2
Average HH income	\$38,430	\$43,136	\$44,682
Average house value	\$202,045	\$115,983	\$120,835

* Demographic data derived from 2020 ACS - US Census

CHIP FORTENBERRY MBA, ALC

Broker Associate



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FL #BK662316

PROFESSIONAL BACKGROUND

Raised in Winter Haven, Florida, Chip offers specialized expertise in citrus and row crops. He has 33 years of experience managing citrus groves and farms and offered real estate services for the past 25 years. While employed with Capital Agricultural Property Services, Inc., he managed more than 6,000 acres of citrus groves in seven Florida counties. Chip's knowledge and expertise fits perfectly with Florida's agricultural real estate needs. He has also brokered commercial, industrial, land, and residential properties for his clients. BS Business and Citrus Florida Southern College, 1990. MBA University of Florida, 2005.