

For Sale



CROSBY &
ASSOCIATES, INC.

7.33 AC MULTI-USE PROPERTY

Lynchburg Road & US Hwy 92 W, Lake Alfred, Florida

Price: \$235,000

Existing Commercial Income & Potential Residential Income



GREAT INCOME PRODUCING PROPERTY

Potential for a 17% Return

- 2 Commercial Leases
 - 9,000± sqft Warehouse with Concrete Floor
 - Landscape Operation
- 6 Residential Rental Houses
- Two Outdoor Billboard Signs for Lease
- Ample & Easy Access from US Hwy 92 & Lynchburg Road
- Located in the Polk County Transit Supportive Development Area
- TECO Electrical Service
- Utilities: Private Well & Septic Systems
- Road Frontage:
 - US Hwy 92 - 822 Feet
 - Lynchburg Road - 370 Feet
- 2014 Taxes: \$5,275.50



LOCATION
 1720 US Hwy 92
 Lake Alfred, FL



Offered By

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Sales Associate
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