

Lake Wales SR 60 Commercial

Lake Wales, FL • 8.7 +/- Acres Cleared and Ready to Develop!

**Bank
Owned**

Rare Investment Opportunity! Potential Land Lease
Development in High Traffic Area Inside the City of Lake Wales!



**New Price
May 2010**



5120 South Lakeland Dr., Suite #3
Lakeland, FL 33813
863-648-1528
www.saundersrealestate.com

Lake Wales SR 60 Commercial

Lake Wales, FL • 8.7 +/- Acres Cleared and Ready to Develop!

Located Near Major
Shopping Plazas...
Great Location for
Retail Plaza

Traffic count over
20,500 per day



Price: ~~\$640,000~~ - **NEW PRICE \$440,000**
BANK OWNED
Potential Owner Financing

Total Acreage: 8.7 +/- Acres
Address: 2349 East SR 60
Lake Wales, FL 33853, Polk County

Current Use of Land: C-3 Highway Commercial District
Uses: Commercial, Retail, Professional
Road Frontage: 350 +/- ft. on SR 60
S.T.R: 06-30-28
Parcel IDs: 28-30-06-000000-022020
28-30-06-000000-022040

Nearest Intersection: Tangelo St. and SR 60 Lake Wales, FL
GPS Coordinates: 27 53'39" N; 81 33'2.88" W

**Vacant Land in City Limits
Rapidly Growing Area!**



**High-Traffic Area Surrounded by
Wal-Mart Super Center, SunTrust Bank,
Walgreens, Realty Offices**

Driving Directions to Property:

- From the intersection of SR 60 and US 27, travel east 3 miles on SR 60
- Property is located on the north side of the road
- The property is across the street and just east of the Wal-Mart Super Center



5120 South Lakeland Dr., Suite #3
Lakeland, FL 33813
863-648-1528
www.saundersrealestate.com

©2011 Coldwell Real Estate Corporation. Coldwell Banker Commercial® is a registered trademark licensed to Coldwell Banker Real Estate Corporation. An Equal Opportunity Company. Each Office is Independently Owned And Operated. Every attempt is made accurate information on this property as possible, however, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records. ©2011 Coldwell Banker Commercial Saunders Real Estate, All Rights Reserved, Worldwide: All content is the property of CBCSRE. You may not copy or use this material by any means, in any form without written consent from CBCSRE. 072910A/JC