



FOR SALE
OFFICE SPACE
\$350,000

2,368 SF COMMERCIAL OFFICE | FLEXIBLE FLOOR PLAN |
WINTER HAVEN, FL

229 AVENUE K SE, WINTER HAVEN, FL 33880



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

Executive Summary



SALE PRICE

\$350,000

OFFERING SUMMARY

Listing Price	\$350,000
Acres	0.32 Acres
Price Per Acre	\$1,093,750
County	Polk
Zoning	MX
Income	Call Agent
Utilities	Water, Sewer, Electricity, high speed internet, cable
Parcel IDs	262828612500003190
Coordinates	28.0115449, -81.7238216
Frontage	100 ft
Sewer	City Sewer
Real Estate Taxes	\$4,414

PROPERTY OVERVIEW

This 2,368-square-foot office building, located at 229 Ave. K SE in Winter Haven, offers a versatile investment or owner-user opportunity. Currently leased to a day care facility, the property is well-equipped with three bathrooms, a fully functioning kitchen, and seven individual rooms that can serve as offices, classrooms, or flexible workspaces. With more than 10 on-site parking spaces and a convenient location just four minutes from downtown Winter Haven, the property provides easy access for employees, clients, and families. The building is fully serviced with electricity, water, sewer, cable, and high-speed internet, making it ready for immediate occupancy or continued operation. Whether you're looking to continue its use as a day care or convert it into professional office space, this property offers the flexibility to accommodate a variety of business needs.

PROPERTY HIGHLIGHTS

- 2,368 sq. ft. commercial office building located at 229 Ave. K SE, Winter Haven
- Currently leased to a day care facility. Ideal for investors or owner-users
- Flexible floor plan suitable for continued day care use or professional office space
- 3 bathrooms, Fully functioning kitchen
- 7 private rooms for offices, classrooms, or flexible workspace
- 10+ on-site parking spaces
- Only 4 minutes from downtown Winter Haven
- Utilities in place: electricity, water, sewer, cable, and high-speed internet
- Move-in ready with infrastructure to support a variety of business operations
- Excellent opportunity for a wide range of commercial uses

Additional Photos



Additional Photos



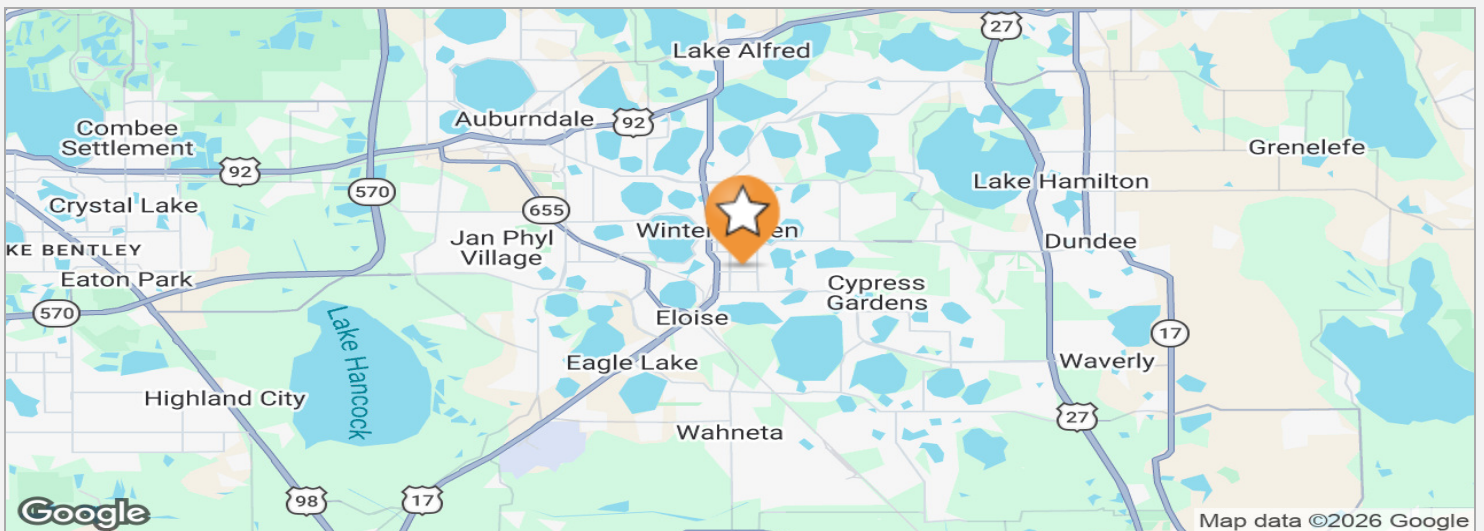
Additional Photos



Retail Map



Location Maps 2



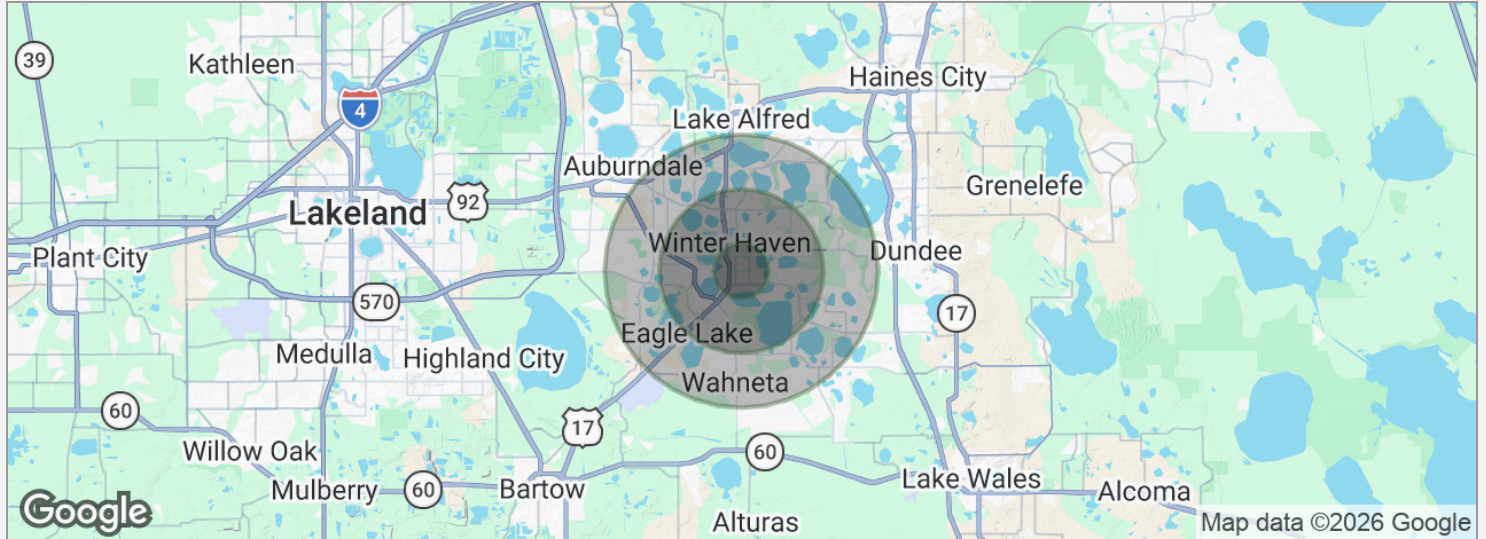
DRIVE TIMES

4 minutes to Downtown Winter Haven
14 minutes to US 27
37 minutes to I-4
65 minutes to Orlando
77 minutes to Tampa

DRIVING DIRECTIONS

From First street and Ave. K SE drive 0.17 miles east on Ave K to the property

Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,749	47,831	109,245
Median age	36.9	39.6	40.1
Median age (male)	32.3	37.4	37.9
Median age (Female)	43.8	42.3	42.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,669	17,932	39,781
# of persons per HH	2.5	2.7	2.7
Average HH income	\$75,007	\$79,672	\$79,263
Average house value	\$255,602	\$240,191	\$230,160

* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact 1

CHIP FORTENBERRY MBA, ALC

Broker



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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.