

\$91,000 - 213 Avenue G Sw, WINTER HAVEN

MLS® #P4934295

\$91,000

Bedroom, Bathroom, 3,516 sqft
Commercial Lease on 0.33 Acres

OVERSTREETS SUB, WINTER HAVEN, FL

Discover the perfect setting for your medical practice in this newly constructed, state-of-the-art medical office space, encompassing 3,500 square feet of thoughtfully designed space. This modern facility is equipped with top-tier amenities tailored for healthcare professionals, including doctors, physical therapists, chiropractors, and general medicine practices.

The office features efficient climate control with dual 18 SEER HVAC units, advanced insulation including Icynene ceiling insulation, rigid exterior insulation boards, and foam core block insulation. The medical and technical facilities include a fully-equipped X-ray room, technology room, and convenient on-site laundry room. Comfort and accessibility are enhanced with two bathrooms, one with a full shower for staff and another ADA-compliant for patients, along with a break room and ample storage areas.

The workspace is designed for efficiency, featuring a dedicated billing office, spacious conference room, and multiple front office working stations. Patient comfort is prioritized with a welcoming waiting room filled with natural light, creating a serene and inviting atmosphere. Security is bolstered with cameras and ample outdoor LED lighting. Parking is ample with 11 spaces, including one handicap-accessible spot, and the property is beautifully landscaped with road signage for visibility.

This exceptional facility is not only built to the



highest standards but also strategically designed to enhance patient experience and optimize workflow for medical professionals. Take advantage of this unique leasing opportunity to elevate your practice.

Built in 1983

Essential Information

MLS® #	P4934295
Price	\$91,000
Sold Price	\$84,000
Sold Date	May 31st, 2025
Square Footage	3,516
Acres	0.33
Year Built	1983
Type	Commercial Lease
Sub-Type	Office
Status	Leased

Community Information

Address	213 Avenue G Sw
Area	Winter Haven/Eloise/JPV/Wahnetta
Subdivision	OVERSTREETS SUB
City	WINTER HAVEN
County	Polk
State	FL
Zip Code	33880-3436

Interior

Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Foundation	Slab
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Additional Information

Date Listed	March 31st, 2025
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Days on Market 210

Zoning BR

Listing Details

Listing Office CROSBY & ASSOCIATES, INC.

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