



**Michael Hochadel**  
 BHHS FLORIDA PROPERTIES GROUP  
 mhochadel@bhhsflpg.com  
 Ph: 863-604-0018



**L4959450 1339 7TH ST SW, WINTER HAVEN, FL 33880**



**Subdiv:** LAKE SHIPP OR PORTERS ADD  
**Subdiv/Condo:**  
**Property Style:** Multi Family (5+)  
**Property Description:**  
**Ownership:** Fee Simple  
**Annual Gross Income:**  
**Annual Expenses:**  
**Annual Net Inc:** 52,800.00  
**Year Built:** 1920  
**Building Name/ #:**  
**Total Num Bldg:** 1  
**Total Acreage:** 1/4 to less than 1/2  
**Flood Zone Code:** X  
**Total Annual Assoc Fees:** 0.00  
**Average Monthly Fees:** 0.00

**Status:** Active  
**List Price:** \$489,000  
**Lease Price:**  
**Special Sale Provision(s):** None  
**ADOM:** 62 **CDOM:** 62  
**LP/SqFt:** \$161.92  
**Total Units:** 5  
**Lease Terms:**  
**Heated Area:** 3,020 SqFt / 281 SqM  
**Total Area:** 3,140 SqFt / 292 SqM  
**Property Condition:**  
**New Construction:** No

Seller financing available on this Income-producing 5-unit property located just minutes from downtown Winter Haven in a high-demand rental corridor. This asset is positioned for strong cash flow, operational upside, and long-term appreciation in one of Central Florida's most active growth markets. The property offers a diversified unit mix with clear value-add potential through rent optimization and continued area development. Ideal for investors seeking to scale a performing portfolio with stable income and future equity growth. Proximity to a planned townhome development introduces an additional demand catalyst, reinforcing long-term rental stability. Convenient access to retail, dining, major thoroughfares, and ongoing redevelopment enhances tenant appeal and occupancy consistency. Units 3 and 4 feature a shared second-floor balcony overlooking the rear grounds, adding a desirable lifestyle element for residents. Located in a high-growth submarket of Winter Haven experiencing sustained residential expansion and increasing rental demand, this is a strategic acquisition opportunity with measurable upside. Contact for full financials, rent roll, and investment details.

**Beds Total:** 6 **Baths Total:** 5

	Units	# Beds	# Baths	# FB	# HB	# of Units	# Occupied	Exp Rent	Sq Ft Heated	Garage Spcs	Garage Att.
Type: 2 Bedroom		2	1	1	0	1	1	\$950			
Type: 1 Bedroom		1	1	1	0	1	1	\$700			
Type: 1 Bedroom		1	1	1	0	1	1	\$950			
Type: 1 Bedroom		1	1	1	0	1	0	\$950			
Type: 1 Bedroom		1	1	1	0	1	0	\$950			

**Est Annual Market Income:**  
**Total Monthly Rent:**  
**Total Monthly Expenses:**

**Deposits Y/N:**  
**Financial Source:** Owner  
**Financing Avail:** Cash, Conventional, Owner Financing

**Land, Site, and Tax Information**

**Legal Desc:** LAKE SHIPP OR PORTERS ADD PB 1 PG 96 BLK 5 LOTS 17 & 18  
**Lot Dimensions:** 143x100

**Lot Size Acres:** 0.33

**Lot Size:** 14,270 SqFt / 1,326 SqM

**Lot Features:**

**SE/TP/RG:** 32-28-26  
**Subdivision #:**  
**Between US 1 & River:**  
**Tax ID:** 26-28-32-647000-005170  
**Taxes:** \$8,538.00  
**Homestead:**  
**Other Exemptions:**

**CDD:** No  
**Census Block:**  
**Census Tract:**

**Zoning:** BR  
**Future Land Use:**  
**No Drive Beach:**  
**Zoning Comp:**  
**Tax Year:** 2025

**Section #:** 32  
**Block/Parcel:** 5  
**Front Exposure:**  
**Lot #:** 17  
**Plat Book/Page:** 1-96  
**Total Acreage:** 1/4 to less than 1/2

**Auction Firm/Website:**

**Alt Key/Folio #:**  
**Flood Zone:** X **Flood Zone Date:**  
**Subdivison Name:** LAKE SHIPP OR PORTERS ADD  
**Additional Parcel:** No  
**# of Parcels:**  
**Complex/Comm Name:**  
**Floor #:**

**Auction Type:**  
**Property Access:**  
**Buyers Premium:**  
**Flood Zone Panel:**

**Additional Tax IDs:**

**Subdv Condo #:**

**Annual CDD Fee:**

**SW Condo#:**  
**Water Frontage:** No

**Water Access:** No  
**Water View:** No  
**Addtl Water Info:**

**Building Elevator:**

**Subd Comm Name:**  
**Development:**  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Interior Information**

**A/C:** Mini-Split Unit(s), Wall/Window Unit(s)  
**Heat/Fuel:** Wall Units / Window Unit  
**Water:** Public  
**Sewer:** Public Sewer  
**Accessibility Features:**  
**Window Feat:**  
**Interior Feat:** Ceiling Fans(s)

**Furnishings:**  
**Flooring Covering:**  
**Fireplace:** No  
**Security Feat:**  
**Additional Rooms:**  
**Floors in Unit/Home:**



**Michael Hochadel**  
 BHHS FLORIDA PROPERTIES GROUP  
[mhochadel@bhhsflpg.com](mailto:mhochadel@bhhsflpg.com)  
 Ph: 863-604-0018



**Appliances Incl:**  
**Utilities Data:** Cable Connected, Public  
**Individually Metered:**

**Exterior Information**

<b>Pool:</b> None	<b>Architectural Style:</b>
<b>Pool Dimensions:</b>	<b>Roof:</b> Shingle
<b>Pool Features:</b>	<b>Ext Construction:</b> Vinyl Siding
<b>Garage:</b> No	<b>View:</b>
<b>Gar Spcs:</b>	<b>Property Attached YN:</b>
<b>Carport:</b> Yes	<b>Assigned Spcs:</b>
<b>Garage/Parking Features:</b>	
<b>Ext Features:</b> Balcony	<b>Basement:</b>
<b>Foundation:</b> Stilt/On Piling	<b># of Electric Meters:</b>
<b># of Water Meters:</b>	<b>Road Surface Type:</b>
<b>Road Responsibility:</b>	
<b>Patio And Porch Features:</b>	
<b>Other Structures:</b>	
<b>Property Condition:</b>	

**Green Features**

**Green Energy Generation:** Green Energy Generation Y/N: No

**Community Information**

<b>Community Features:</b>	<b>HOA Fee:</b>	<b>HOA Pmt Sched:</b>
<b>Comm/Assoc Water Feat:</b>	<b>Master Assn Fee:</b>	<b>Master Assn Ph:</b>
<b>Amenities w/Addnl Fees:</b>	<b>Condo Fees:</b>	<b>Monthly Condo Fee:</b>
<b>Fee Includes:</b>	<b>Condo Fee Sched:</b>	
<b>HOA / Comm Assn:</b> No	<b>Affidavit:</b>	<b>Expire/Renewal Date:</b>
<b>Master Assn/Name:</b> No	<b># of Pets:</b>	<b>Pets Y/N:</b>
<b>Mo Maint\$(add HOA):</b>	<b>Pet Restrictions:</b>	
<b>Other Fee:</b>	<b>Middle School:</b> <a href="#">Denison Middle</a>	<b>High School:</b> <a href="#">Winter Haven S</a>
<b>Housing for Older Per:</b> No	<b>Assn/Manager Email:</b>	
<b>FCHR Website Y/N:</b>	<b>Assn/Manager URL:</b>	
<b>Pet Size:</b>		
<b>Max Pet Weight:</b>		
<b>Elementary School:</b>		
<b>Assn/Manager Name:</b>		
<b>Assn/Manager Phone:</b>		
<b>Additional Lease Restrictions:</b>		

**Realtor Information**

<b>Listing Service Type:</b> Exclusive Right To Sell	<b>List Agent ID:</b> 265580174	<b>List Agent Direct:</b> 863-604-0018
<b>List Agent:</b> <a href="#">Michael Hochadel</a>	<b>List Agent Fax:</b> 863-701-2386	<b>List Agent Cell:</b> 863-604-0018
<b>E-mail:</b> <a href="mailto:mhochadel@bhhsflpg.com">mhochadel@bhhsflpg.com</a>		<b>List Office Phone:</b> 863-701-2350
		<b>List Office Fax:</b> 863-701-2386
<b>Office:</b> <a href="#">BHHS FLORIDA PROPERTIES GROUP</a>		<b>Call Center #:</b> 8637012350
<b>Office ID:</b> 265502292	<b>List Office 2 ID:</b>	<b>LP/SqFt:</b> \$161.92
<b>List Office 2:</b>	<b>Original Price:</b> \$499,000	
<b>On Market Date:</b> 02/19/2026	<b>Price Change:</b> 04/22/2026	
<b>Previous Price:</b> \$499,000		
<b>Seller Representation:</b> Transaction Broker	<b>Owner Phone:</b>	<b>Occupant Type:</b> Tenant
<b>Possession:</b> Close Of Escrow	<b>Tenant Phone:</b>	
<b>Owner:</b> 1339 7TH ST SW LAND TRUST		
<b>Tenant:</b>		
<b>Expiration:</b> 08/31/2026		
<b>Delayed Distribution YN:</b> No		
<b>Delayed Dist. Date:</b>		
<b>Showing Time:</b>		
<b>Show Time Remarks:</b> Go and show		
<b>Spec List Type:</b> Exclusive Right To Sell		
<b>Interoffice Info:</b>		
<b>Financing Available:</b> Cash, Conventional, Owner Financing		
<b>Realtor Info:</b> As-Is, Currently Leased, Docs Available		
<b>Confidential Realtor Information:</b> Go To Site		
<b>Showing Instructions:</b> Call Listing Agent, Lockbox		
<b>Showing Considerations:</b>		
<b>Driving Directions:</b> From the North If traveling south toward Winter Haven via US-17, continue southbound into the city. Turn right onto Avenue G SW, then proceed to 7th Street SW. Turn left onto 7th Street SW and continue to 1339, which will be on your right. From the South If approaching from the south via US-17 North, head north into Winter Haven. Turn left onto Avenue G SW, then proceed to 7th Street SW. Turn left onto 7th Street SW and continue to 1339, which will be on your right. From the East If arriving from the east via Cypress Gardens Boulevard (SR-540), head west toward downtown Winter Haven. Turn left onto US-17 South (3rd Street SW). Continue south, then turn right onto Avenue G SW. Proceed to 7th Street SW, turn left, and continue to 1339 on your right. From the West If coming from the west via the Polk Parkway (FL-570), exit toward Winter Haven/US-17. Merge onto US-17 North and continue into Winter Haven. Turn left onto Avenue G SW, then left again onto 7th Street SW. Continue to 1339 on your right.		
<b>Realtor Only Remarks:</b> Submit all offers on a FAR-BAR as-is contract with proof of funds and/ or Prequalification letter. Call listing agent for access days and units viewable. Unit 4 is available to show , around back , upstairs .		
<b>Documents and Disclosures</b>	<b>Status of Documents and Disclosures</b>	



Seller Property Disclosure  
Flood Disclosure

Available  
Available

**Seller's Preferred Closing Agent**

**Closing Agent Name:** Tabatha Fuentes

**Email:** [tfuentes@capstonetitlellc.com](mailto:tfuentes@capstonetitlellc.com)

**Address:** 740 S Florida Ave Lakeland, Florida 33801

**Closing Company Name:** CAPSTONE TITLE LLC

**Phone:** 8635772606

**Fax:**

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative. Copyright© My Florida Regional MLS DBA Stellar MLS. [Digital Millenium Copyright Act Take Down Notice](#)

**Accessibility Issues?**

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at **844-209-0134** to report the issue and for assistance getting the information you need.