



Michael Hochadel
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L4958429 514 AVENUE C NE, WINTER HAVEN, FL 33881



Subdiv: COKER A B ADD
Subdiv/Condo:
Property Style: Quadruplex
Property Description:
Ownership: Fee Simple
Annual Gross Income:
Annual Expenses:
Annual Net Inc: 59,700.00
Year Built: 1930
Building Name/#:
Total Num Bldg: 3
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: \$589,500
Lease Price:
Special Sale Provision(s): None
ADOM: 89 **CDOM:** 89
LP/SqFt: \$184.45
Total Units: 5
Lease Terms:
Heated Area: 3,196 SqFt / 297 SqM
Total Area: 3,500 SqFt / 325 SqM
Property Condition:
New Construction: No

Turnkey quadplex investment opportunity in Winter Haven with seller financing available, creating flexible acquisition options for investors seeking leverage and immediate entry into a performing asset. This income-producing multifamily property features 4 of 5 units currently leased, delivering strong in-place cash flow with additional upside from one vacant unit. Recent capital improvements include a new metal roof, updated HVAC system, and multiple interior and exterior upgrades completed within the past year, reducing near-term maintenance exposure and supporting long-term returns. The property offers practical unit layouts, established tenancy, and is positioned in a high-demand rental corridor near retail, dining, schools, and major transportation routes. Continued growth and redevelopment throughout Winter Haven reinforce rental demand and long-term appreciation potential. An efficient addition to any rental portfolio, suited for investors pursuing passive income, portfolio expansion, or a structured value-add play. Seller financing terms enhance flexibility and can improve overall income depending on structure. Contact for financials, rent roll, and seller financing details.

Beds Total: 9 **Baths Total:** 6

	Units	# Beds	# Baths	# FB	# HB	# of Units	# Occupied	Exp Rent	Sq Ft Heated	Garage Spcs	Garage Att.
Type: 4 Bedroom Or More		4	2	2	0	1	1	\$1,699			
Type: 1 Bedroom		1	1	1	0	1	1	\$1,100			
Type: 1 Bedroom		1	1	1	0	1	1	\$925			
Type: 2 Bedroom		2	1	1	0	1		\$1,089			
Type: 1 Bedroom		1	1	1	0	1	1	\$1,015			

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

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

Land, Site, and Tax Information

Legal Desc: COKER A B ADD PB 5 PG 42 IN S21/28 T28 R26 BLK 4 LOTS 3 & W 30 FT OF 4
Lot Dimensions:

Lot Size Acres: 0.26

Lot Size: 11,204 SqFt / 1,041 SqM

Lot Features:

SE/TP/RG: 28-28-26
Subdivision #:
Between US 1 & River:

Tax ID: 26-28-28-596500-004030

Taxes: \$3,335.00

CDD: No

Homestead:

Census Block:

Other Exemptions:

Census Tract: 137.02

Zoning: R-3

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2025

Section #: 28

Block/Parcel: 4

Front Exposure:

Lot #: 3

Plat Book/Page: 5-42

Total Acreage: 1/4 to less than 1/2

Auction Firm/Website:

Alt Key/Folio #: 28-28-26-596500-004030

Flood Zone: X

Flood Zone Date: 12/22/2016

Subdivision Name: COKER A B ADD

Additional Parcel: No

of Parcels:

Complex/Comm Name:

Floor #:

Property Access:

Buyers Premium:

Flood Zone Panel: 12105C0365G

Additional Tax IDs:

Subdv Condo #:

Annual CDD Fee:

SW Condo#:

Water Frontage: No

Subd Comm Name:

Development:

Waterfront Ft: 0

Water Name:

Water Extras: No

Water Access: No

Water View: No

Addtl Water Info:

Interior Information

A/C: Central Air

Heat/Fuel: Heat Pump

Water: Public

Sewer: Public Sewer

Accessibility Features:

Window Feat:

Furnishings:

Flooring Covering:

Fireplace: No

Security Feat:

Additional Rooms:

Floors in Unit/Home: Two



Interior Feat: Ceiling Fans(s), Thermostat, Walk-In Closet(s)
Appliances Incl:
Utilities Data: Cable Connected, Electricity Connected, Public, Sewer Connected
Individually Metered:

Exterior Information

Pool: None	Architectural Style:	
Pool Dimensions:	Roof: Metal	
Pool Features:	Ext Construction: Stucco	
Garage: No	Gar Spcs:	Attached:
Carport: No	Carport Spcs:	View:
Garage/Parking Features:	Garage Dim:	Property Attached Y/N:
Ext Features: Other	Assigned Spcs:	
Foundation: Block	Basement:	
# of Water Meters:	# of Electric Meters:	
Road Responsibility:	Road Surface Type:	
Patio And Porch Features:		
Other Structures:		
Property Condition:		

Green Features

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

Community Information

Community Features:	HOA Fee:	HOA Pmt Sched:
Comm/Assoc Water Feat:	Master Assn Fee:	Master Assn Ph:
Amenities w/Addnl Fees:	Condo Fees: \$0.00 /	Monthly Condo Fee:
Fee Includes:	Condo Fee Sched:	Expire/Renewal Date:
HOA / Comm Assn: No	Affidavit:	Pets Y/N:
Master Assn/Name: No	# of Pets:	High School: Winter Haven S
Mo Maint\$(add HOA):	Pet Restrictions:	
Other Fee:	Middle School: Denison Middle	
Housing for Older Per: No	Assn/Manager Email:	
FCHR Website Y/N:	Assn/Manager URL:	
Pet Size:		
Max Pet Weight:		
Elementary School: Fred G. Garnier Elem		
Assn/Manager Name:		
Assn/Manager Phone:		
Additional Lease Restrictions:		

Realtor Information

Listing Service Type: Exclusive Right To Sell	List Agent ID: 265580174	List Agent Direct: 863-604-0018
List Agent: Michael Hochadel	List Agent Fax: 863-701-2386	List Agent Cell: 863-604-0018
E-mail: mhochadel@bhhsflpg.com		List Office Phone: 863-701-2350
Office: BHHS FLORIDA PROPERTIES GROUP		List Office Fax: 863-701-2386
Office ID: 265502292		Call Center #:
List Office 2:	List Office 2 ID:	LP/SqFt: \$184.45
On Market Date: 01/15/2026	Original Price: \$599,999	
Previous Price: \$599,999	Price Change: 04/22/2026	
Seller Representation: Transaction Broker	Owner Phone:	Occupant Type: Tenant
Possession: Close Of Escrow	Tenant Phone:	
Owner: 514 AVENUE C LAND TRUST		
Tenant:		
Expiration: 05/31/2026		
Delayed Distribution YN: No		
Delayed Dist. Date:		
Showing Time:		
Show Time Remarks: Units are occupied/ Access will be given when under contract, Call listing agent directly with bonafide buyers interest and proof of funds.		
Spec List Type: Exclusive Right To Sell		
Interoffice Info:		
Financing Available: Cash, Conventional, Owner Financing		
Realtor Info: As-Is		
Confidential Realtor Information:		
Showing Instructions: Call Listing Agent, Combination Lockbox, See Remarks		
Showing Considerations: See Remarks		

Driving Directions: From the North Travel south on US-17 toward Winter Haven. As you enter the city, continue toward the downtown area. Turn right onto Central Avenue if needed to align east to west. Turn right onto 1st Street N heading south, then turn left onto Avenue C NE. Continue to 514 Avenue C NE, which will be on the right. From the South Head north on US-17 toward central Winter Haven. Continue into the downtown grid. Turn left to connect with 1st Street N, then turn left onto Avenue C NE. Proceed to 514 Avenue C NE on the right. From the East Take SR-542 Central Avenue west into Winter Haven. Turn left onto 1st Street N heading south. Turn left onto Avenue C NE and continue to 514 Avenue C NE on the right. From the West Travel east on SR-540 toward Winter Haven. Connect to US-17 and continue toward downtown. Turn right onto Central Avenue if needed, then turn right onto 1st Street N. Turn left onto Avenue C NE and continue to 514 Avenue C NE on the right.

Realtor Only Remarks: Great property happy tenants and easy transition call for info on lease terms and access will be given after being under contract.



Documents and Disclosures

Flood Disclosure
Seller Property Disclosure

Status of Documents and Disclosures

Attached
Attached

Seller's Preferred Closing Agent

Closing Agent Name: Tabatha Fuentes
Email: tfuentes@capstonetitlellc.com
Address: 740 S Florida Ave Lakeland, Florida 33801
Closing Company Name: CAPSTONE TITLE LLC

Phone: 8635772606
Fax:

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