



## 513 & 515 ARIANA

513 Ariana Ave, Auburndale, FL  
33823



**Contact**

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## 513 & 515 Ariana

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## PROPERTY INFORMATION

**Purchase Price**  
\$2,850,000.00

**Property Address**  
513 Ariana Ave  
Auburndale, FL 33823

**Year Built**  
2011

**Property Size**  
81,000 Sq. Ft.

**Land Size**  
1.84 Acres

Company Disclaimer



## 513 & 515 ARIANA

513 Ariana Ave, Auburndale, FL  
33823

### PROPERTY OVERVIEW

Discover a premier investment opportunity at 513 & 515 Ariana Ave, Auburndale, FL 33823. This expansive 81,000 SF mixed-use property is strategically located in a rapidly developing area, offering immense growth potential. The property benefits from excellent accessibility and visibility, positioned near major transportation routes and bustling commercial hubs. With versatile space catering to both commercial and residential needs, it provides a diverse income stream, enhancing its appeal to savvy investors. The dynamic local market, coupled with robust area demographics, ensures consistent demand and strong returns. Don't miss this chance to secure a high-value asset in a thriving community!

High Visibility Two-Story 6,822 SF office building with ample parking, over an acre of storage and more additional parking that caters to all your business needs. Includes 2 metal storage buildings (1,704 & 1680 with 8' - 9' doors). Two parcels make up this entire 1.84 acre property. 513 Ariana Ave is zoned CH and 515 Ariana Ave is zoned CN.

513 Ariana Ave is a large 1.17 acre corner property with 113' fronting US HWY 92 just before the overpass with an AADT of 43000 cars. Offering a left turn in and left turn out for traffic needs. Zoned CH allows an expansive opportunity to extend the current building for future needs. Auburndale CH zoning (Commercial HWY) allows the following uses: Automobile service stations, repair garages motels and hotels, restaurants, including drive-in restaurants retail shops, veterinary establishments with limitations, financial institutions, offices, clinics and laboratories,

The 515 Ariana Ave. is a fenced 0.67 acre parcel zoned CN currently a 3,952 SF building used for storage, and other needs. Zoning CN (Commercial Neighborhood) allows the following uses: Barber and beauty shops, limited retail such as grocery, variety, drug store, and hardware.

This property offers a unique blend of features that make it an ideal choice for businesses seeking a functional and spacious environment for office work and storage. The ample parking spaces, contribute to growth and success of any business that needs fenced security to protect their assets.

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



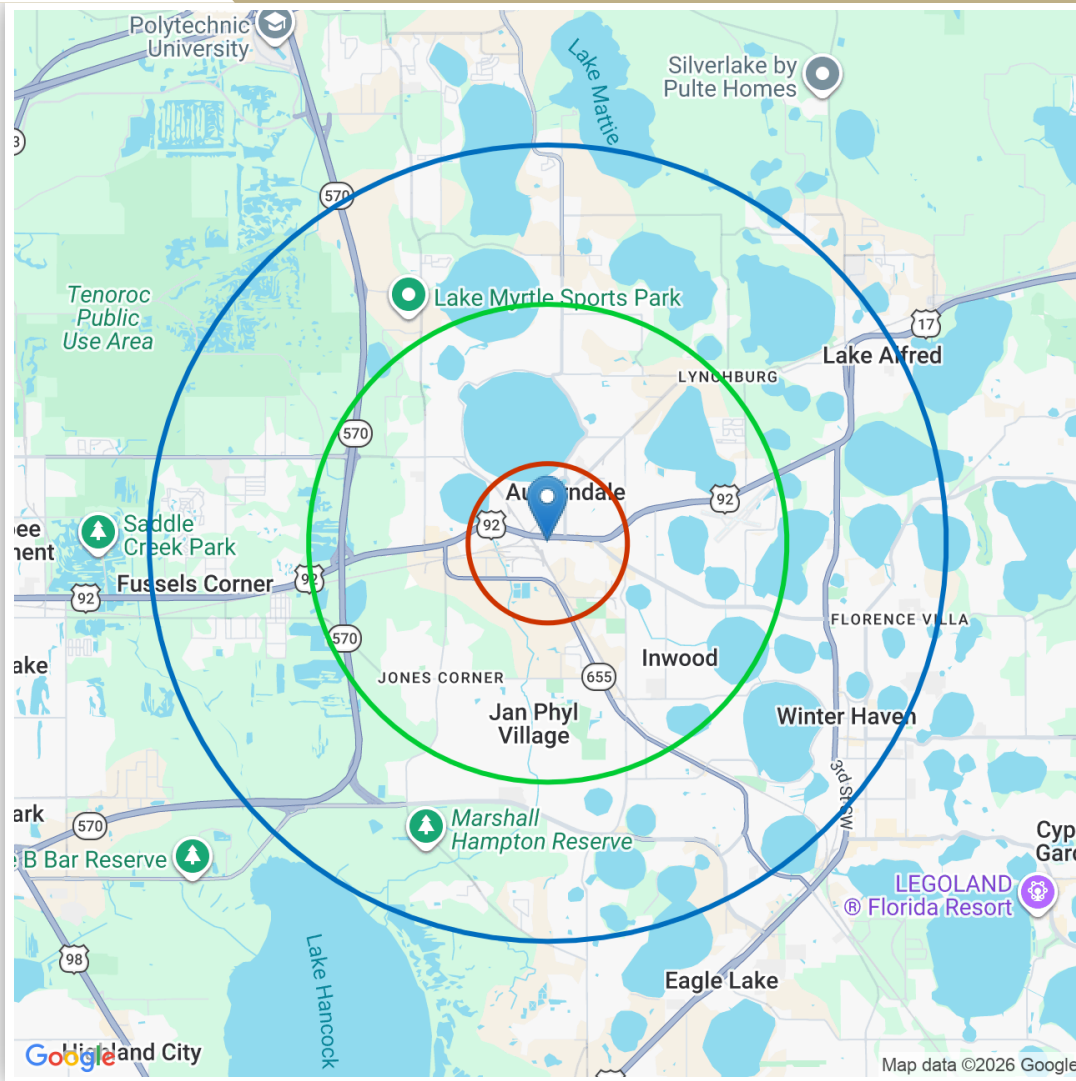
# PROPERTY PHOTOS



## 513 & 515 ARIANA

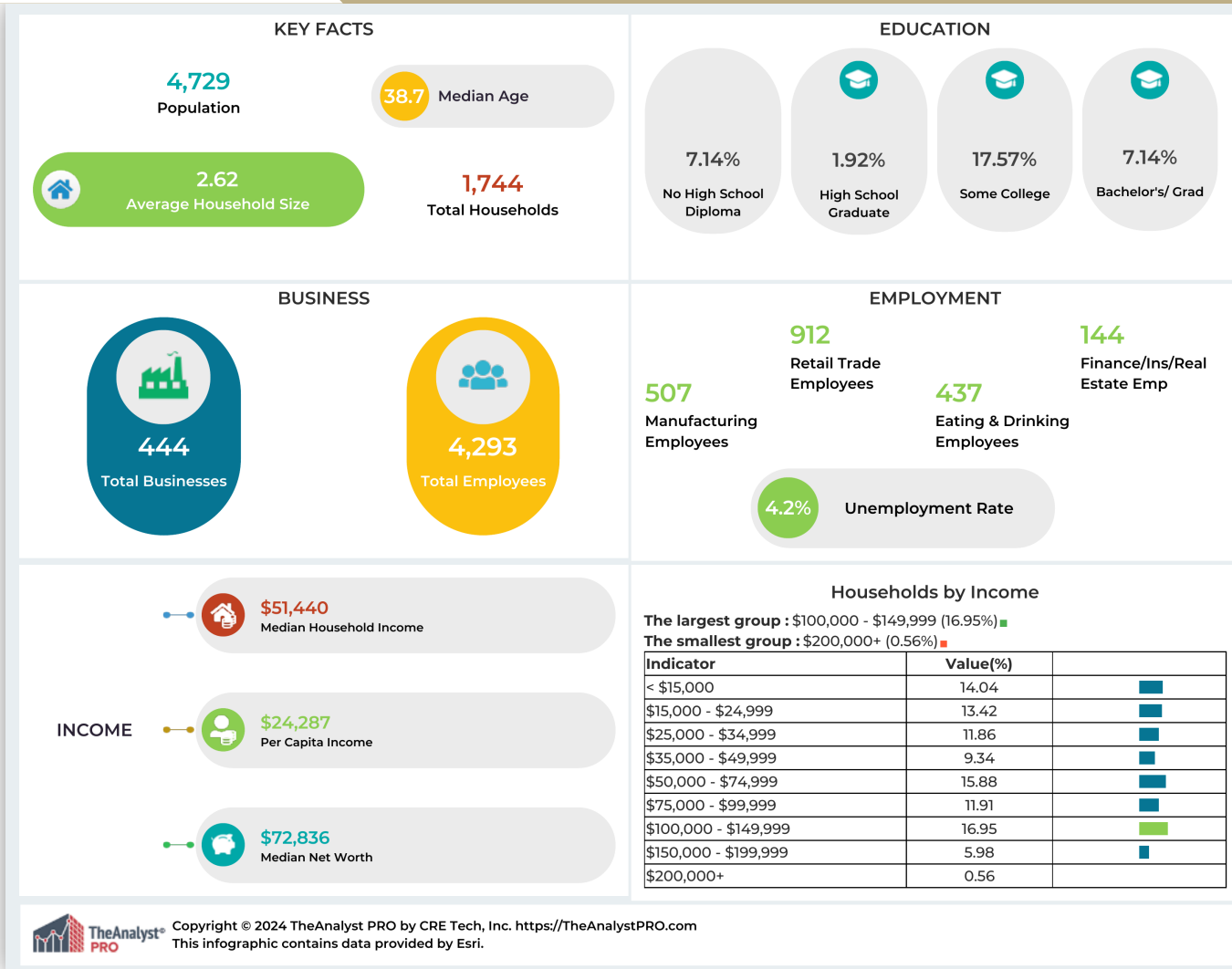
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LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

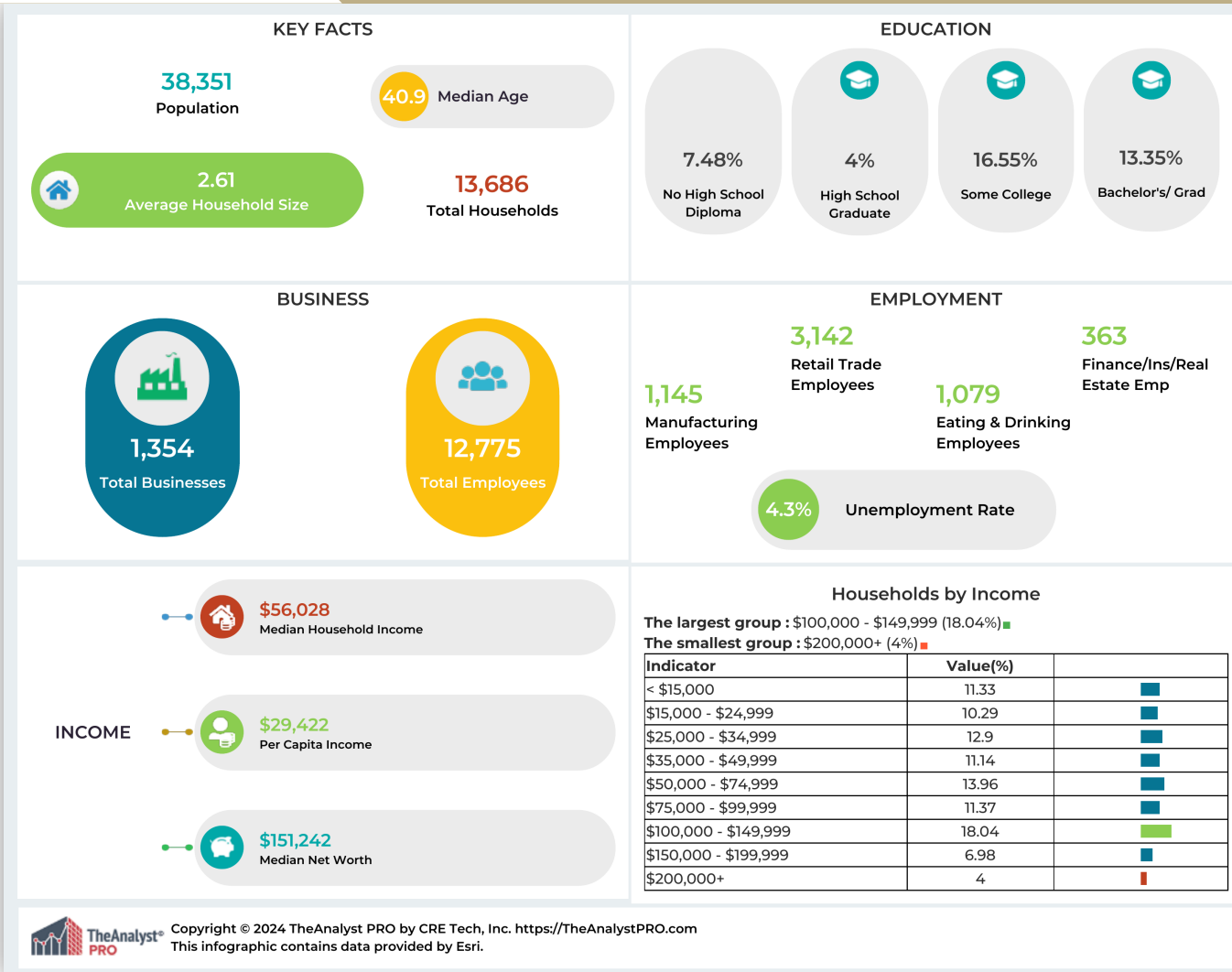


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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

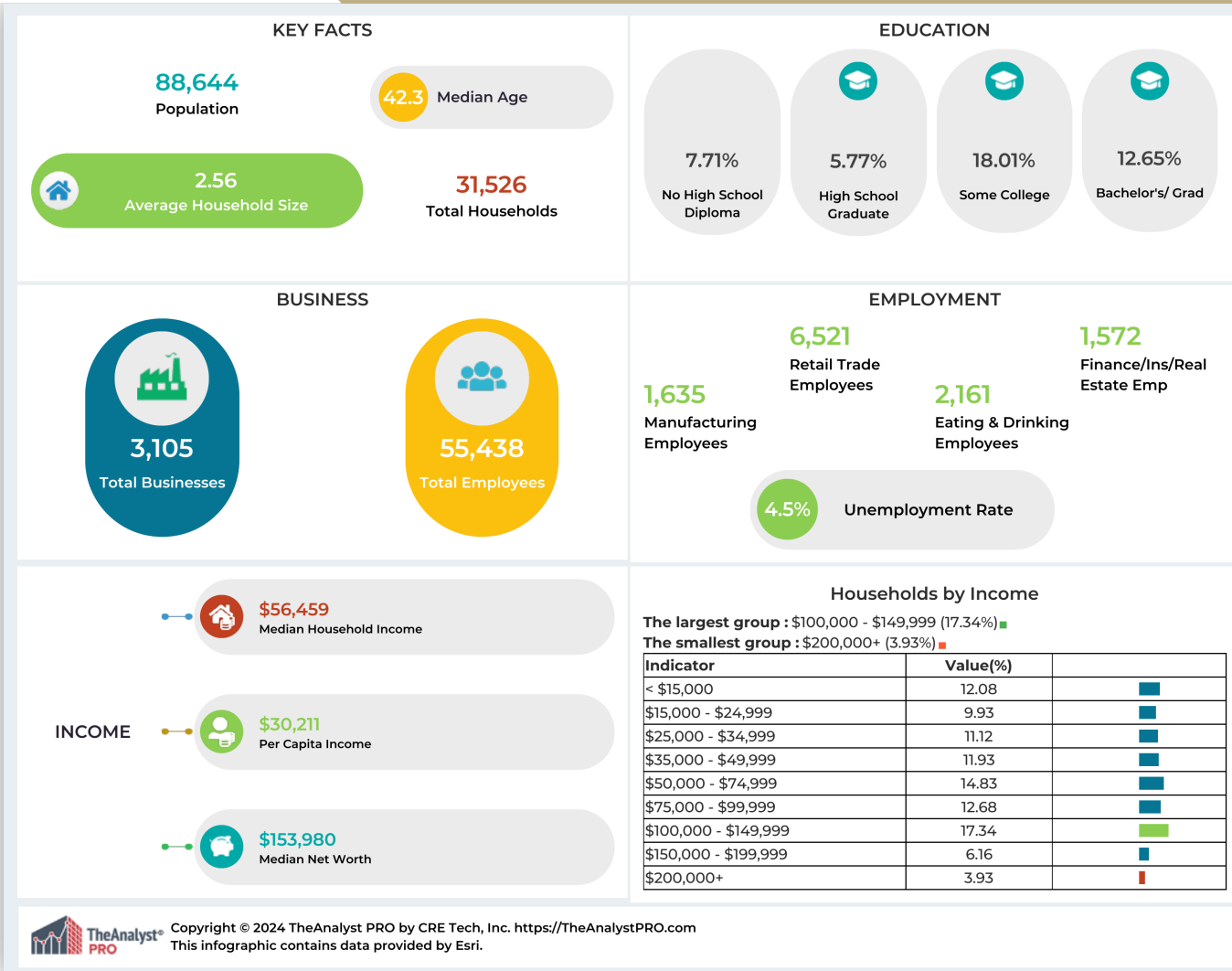


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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

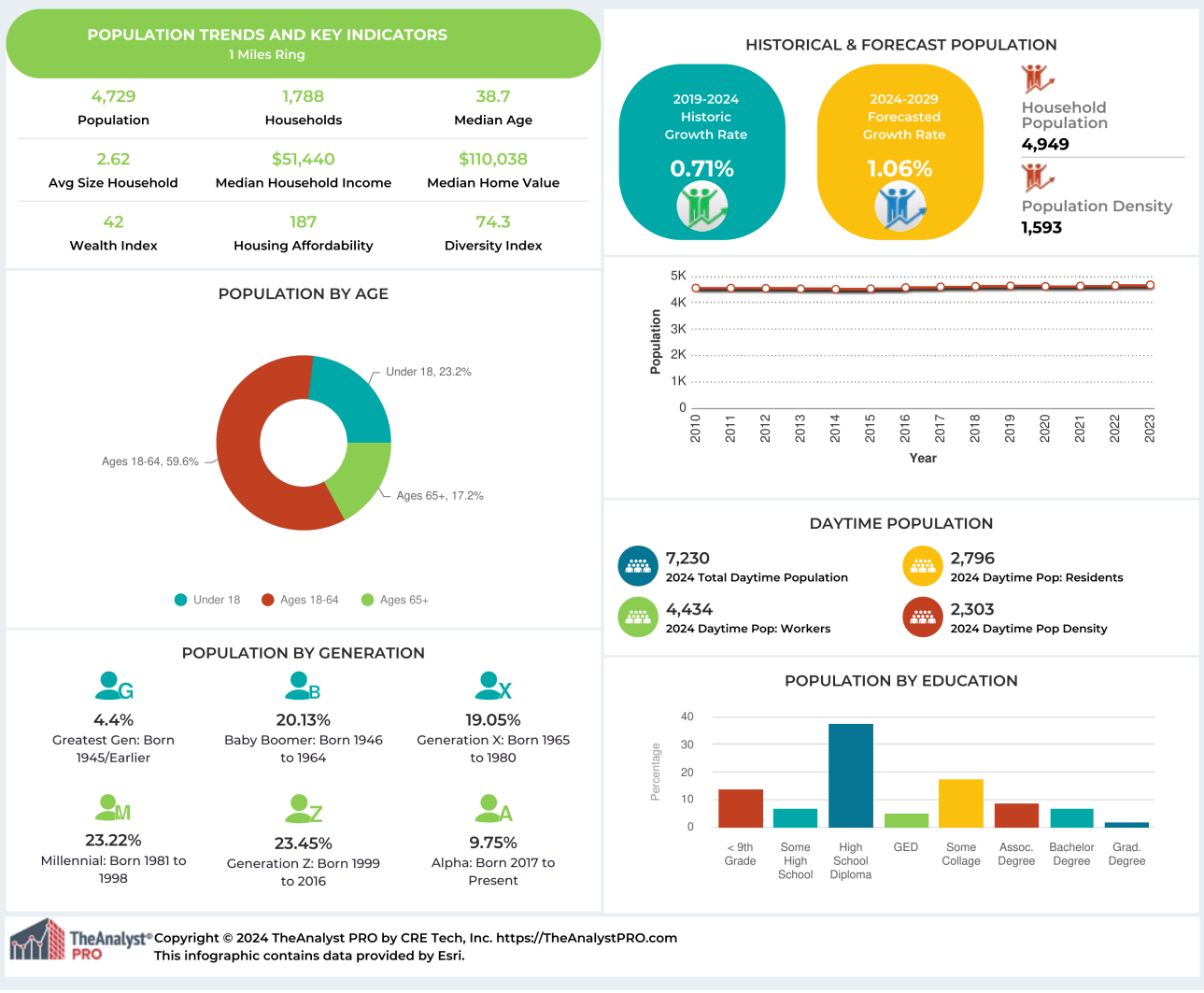


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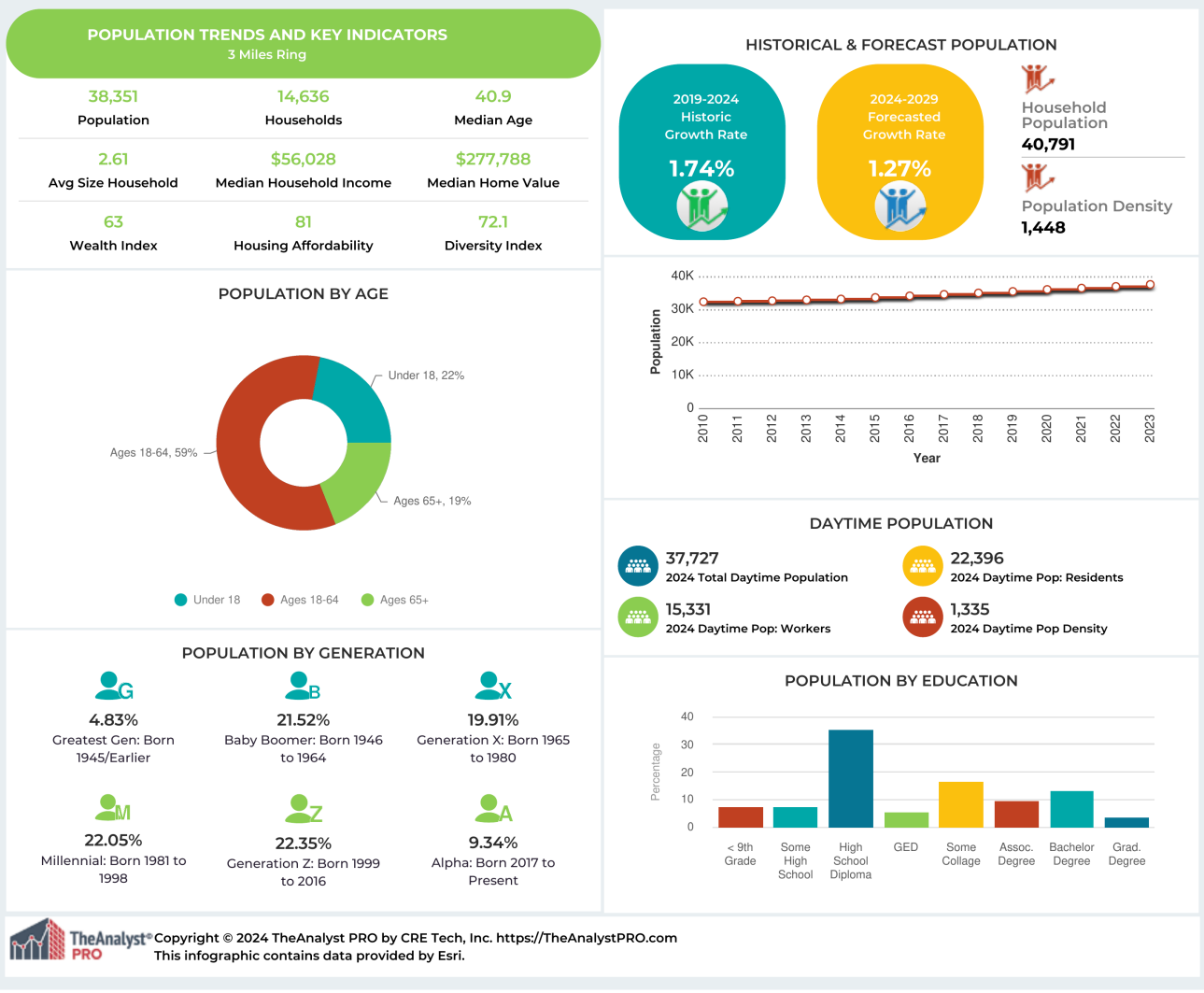
INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



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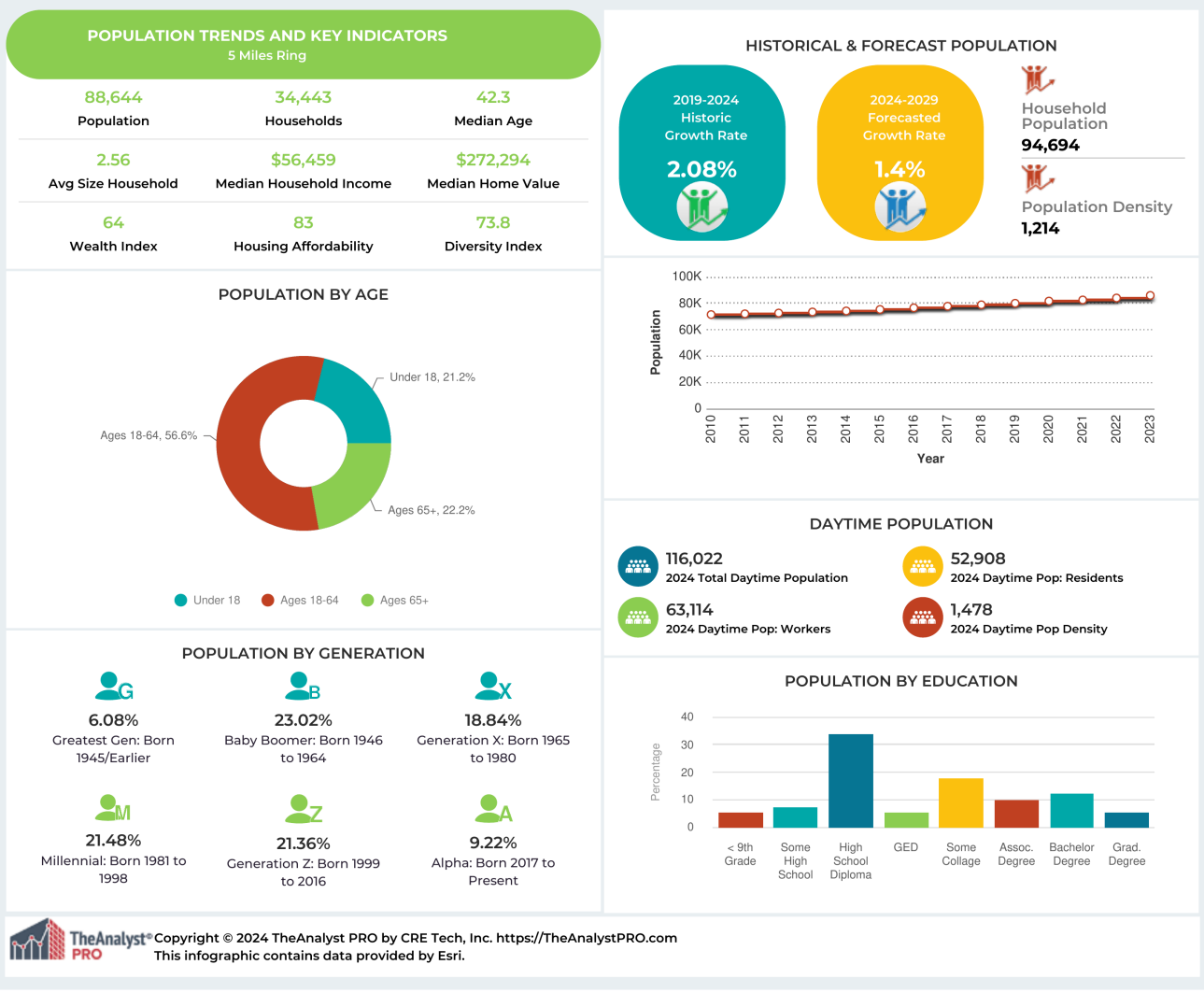


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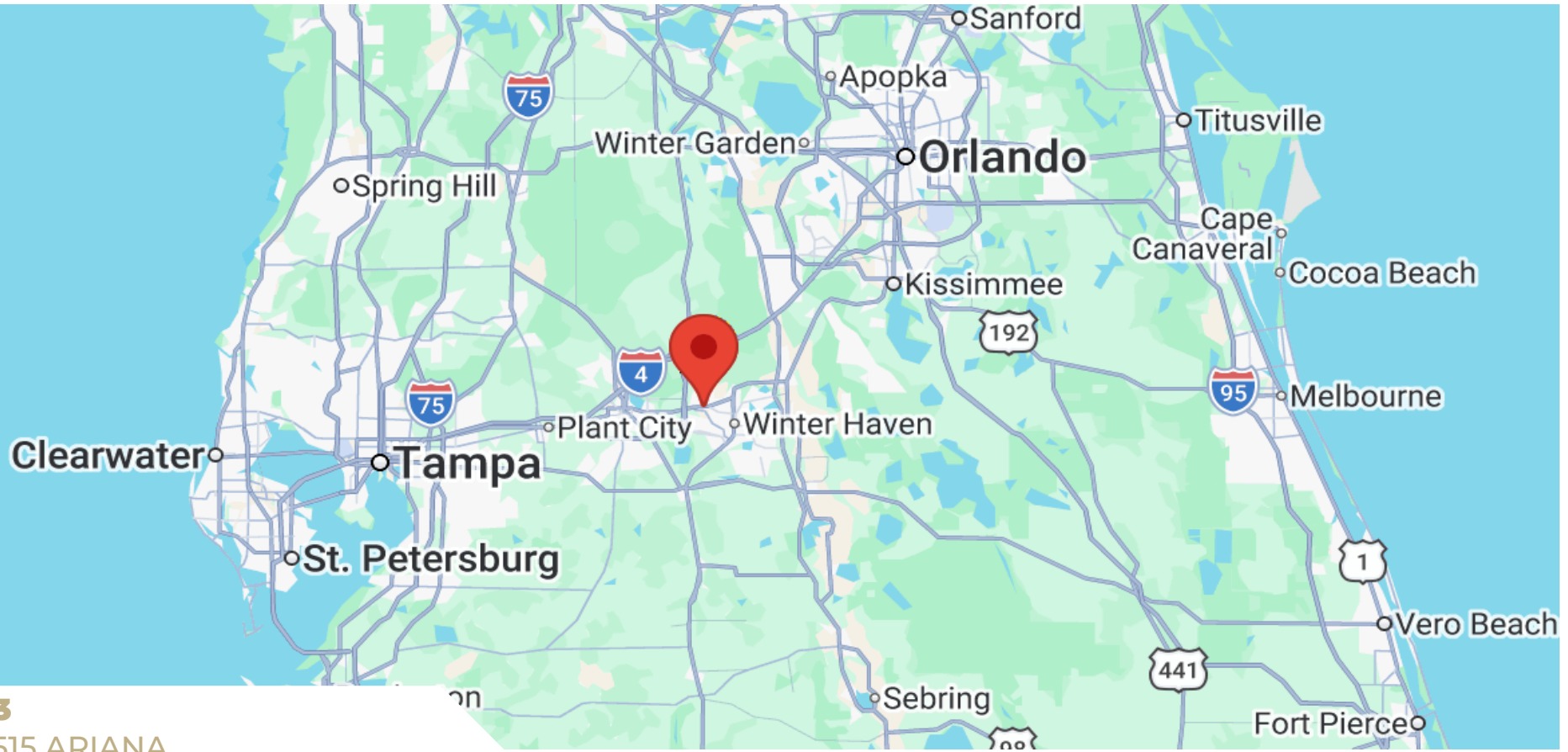
INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



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