

HISTORIC DOWNTOWN LAKE WALES RETAIL & OFFICE

247 E STUART AVE
LAKE WALES, FL 33853

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Property Summary



OFFERING SUMMARY

Sale Price:	\$424,900
Building Size:	4,388 SF
Lot Size	.13 Acres
Price / SF:	\$96.83
Year Built:	1919/Updated 1999
APN:	27-30-02-910033-001010

PROPERTY OVERVIEW

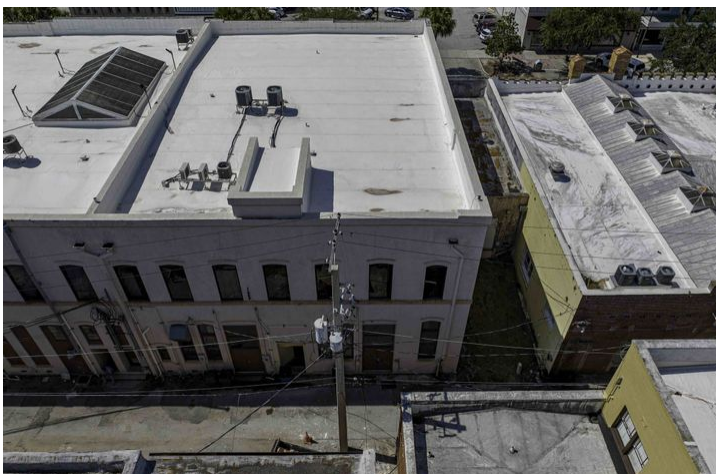
Outstanding one of a kind retail and/or office space for sale in historic downtown Lake Wales. This two story, 4,388 SF building was a former dance studio, but could easily be turned into a mixed use facility, with retail on the ground floor, office on the second, or a combination of both. The building is part of the Bullard Building Condominium Association with annual fees covering roof, insurance, grounds, elevator and main building maintenance.

The entry to the main floor has a traditional reception area, and a view to a unique staircase leading to the second floor. There is also an elevator to the second floor from the main office building entrance. There are offices, a dance studio, and two ADA bathrooms on the main floor.

The second floor features beautiful original wood floors. It was used as the main dance studio, but is currently an open canvas. There are two large offices with windows looking onto Stuart St, measuring 15 x 10 and 18 x 15 respectively. Overlooking the staff kitchen area, closets, and two private offices.

This could be an owner/user or investor play, as either floor can easily be leased, creating an investment opportunity for the entire building or just half.

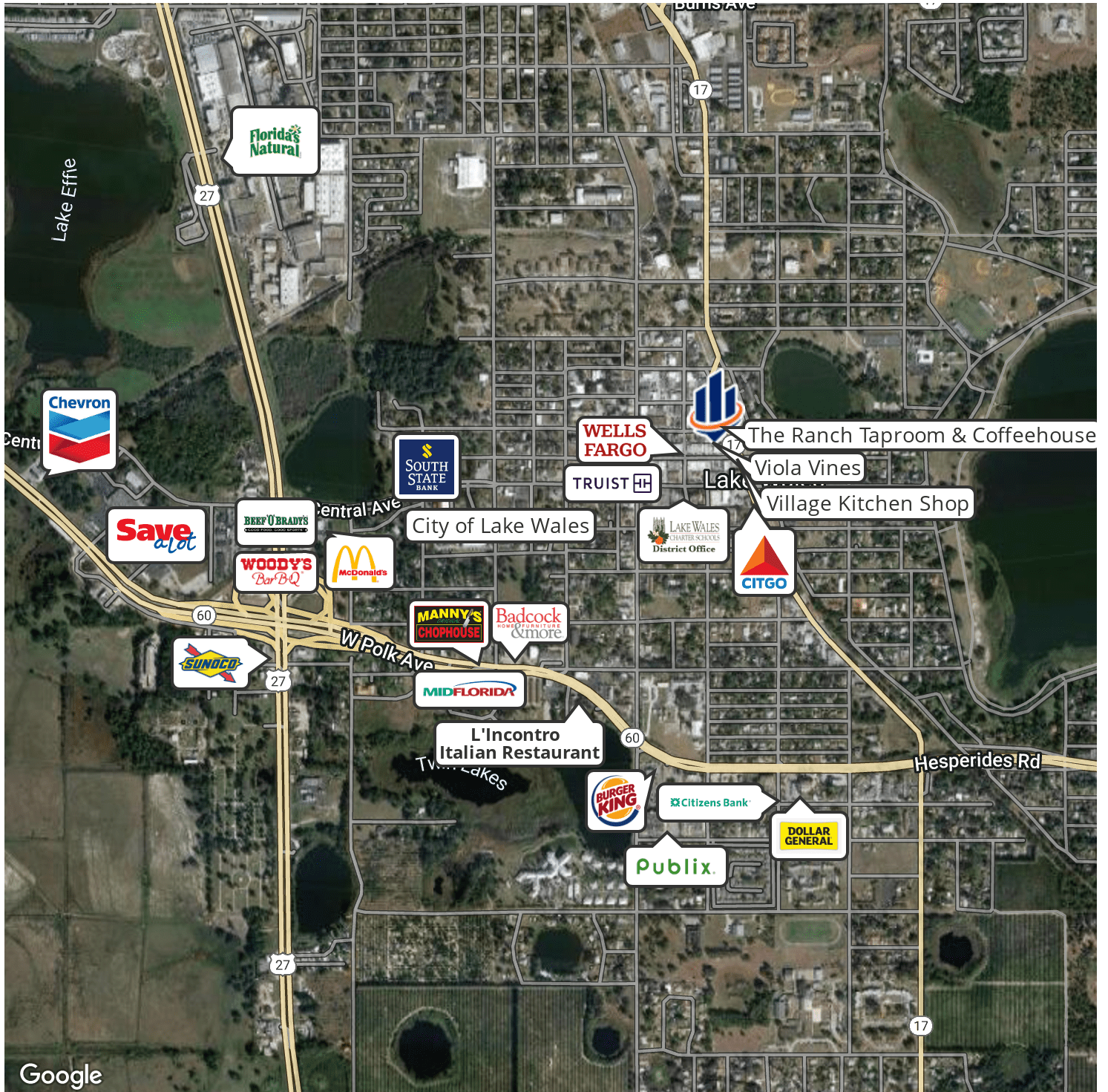
Complete Highlights



PROPERTY HIGHLIGHTS

- Retail/Office space in historic downtown Lake Wales, FL. 4,388 SF on two stories - exposed brick walls.
- Zoning is DMU - Downtown Mixed Use, City of Lake Wales.
- This is part of the Bullard Building Condo Association - annual fees are \$13,276.96 or \$3,319.24 quarterly. Fees include the following services - roof repair and replacement, hazard insurance, pest control, fire alarm monitoring, common area electricity, grounds and main building maintenance, and 24 hour elevator, maintenance, inspections and reserves.
- Condo budget and assessments available for review.
- Owner pays for insurance [\$1,700] on everything inside the walls, and general repairs, including plumbing, electrical and HVAC.
- The first floor has a reception area, open space, a supply shop area, a large meeting space, which was most recently used as the first floor dance space. There are also 2 ADA bathrooms, and a separate office halfway up the second staircase.
- On the second floor is wide open space, with beautiful ceilings and exposed ductwork. It was also used as a dance studio space, and has gorgeous original wood floors. This is the ultimate flex space and has many options for use. There are two private offices that face Stuart St and a staff kitchen.
- Common accessible bathrooms available on the second floor. 24 hour elevator access is also provided at the main building a few steps down from the entrance.
- Walls throughout are exposed brick.
- City water and sewer available.
- This property is considered in the historic district, so it would need permission to conduct any facade renovations.

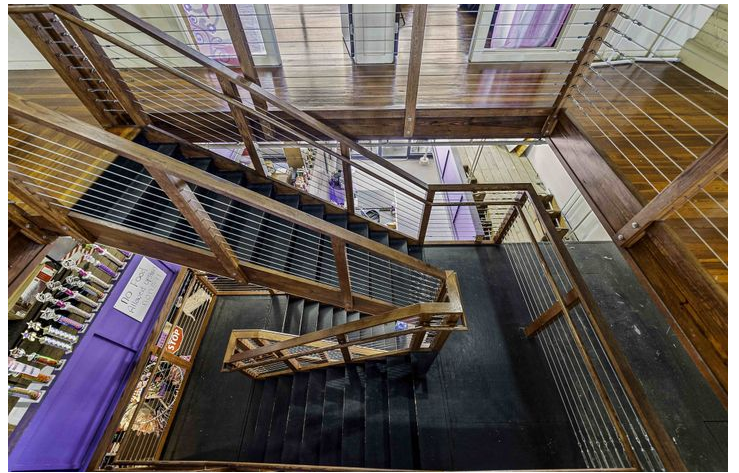
Retailer Map



Additional Photos



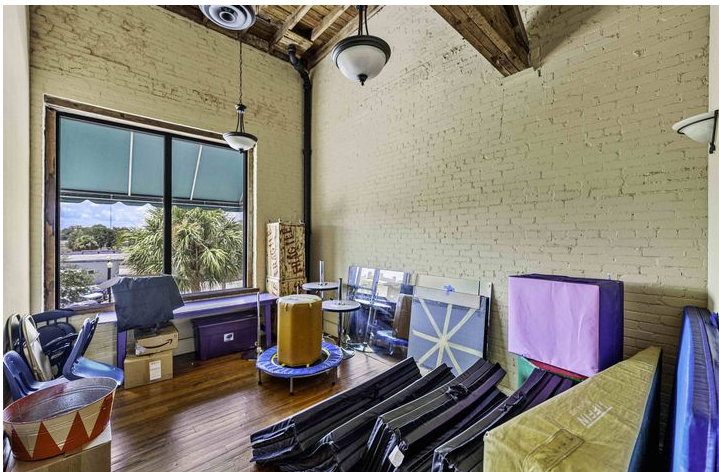
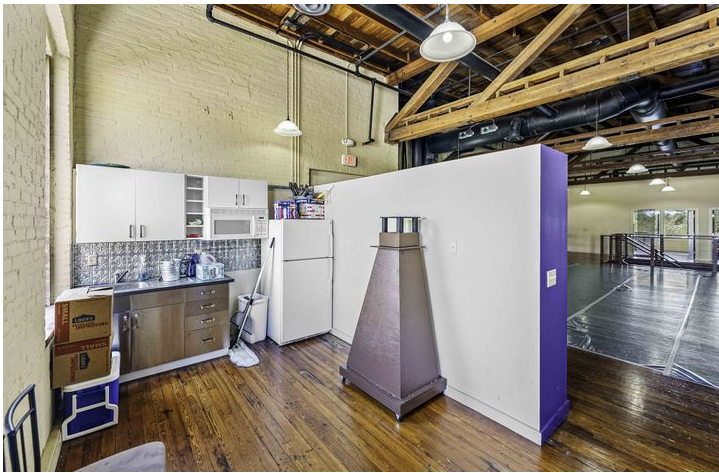
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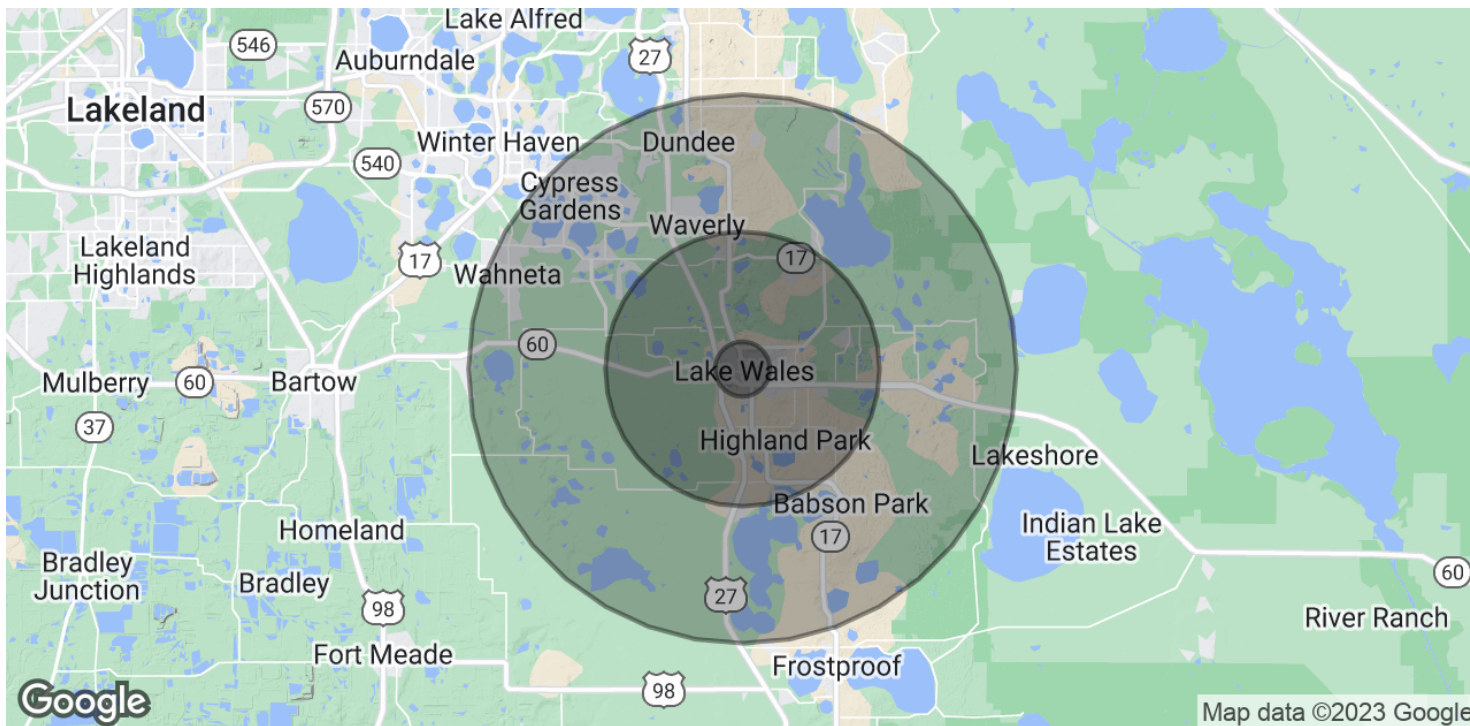
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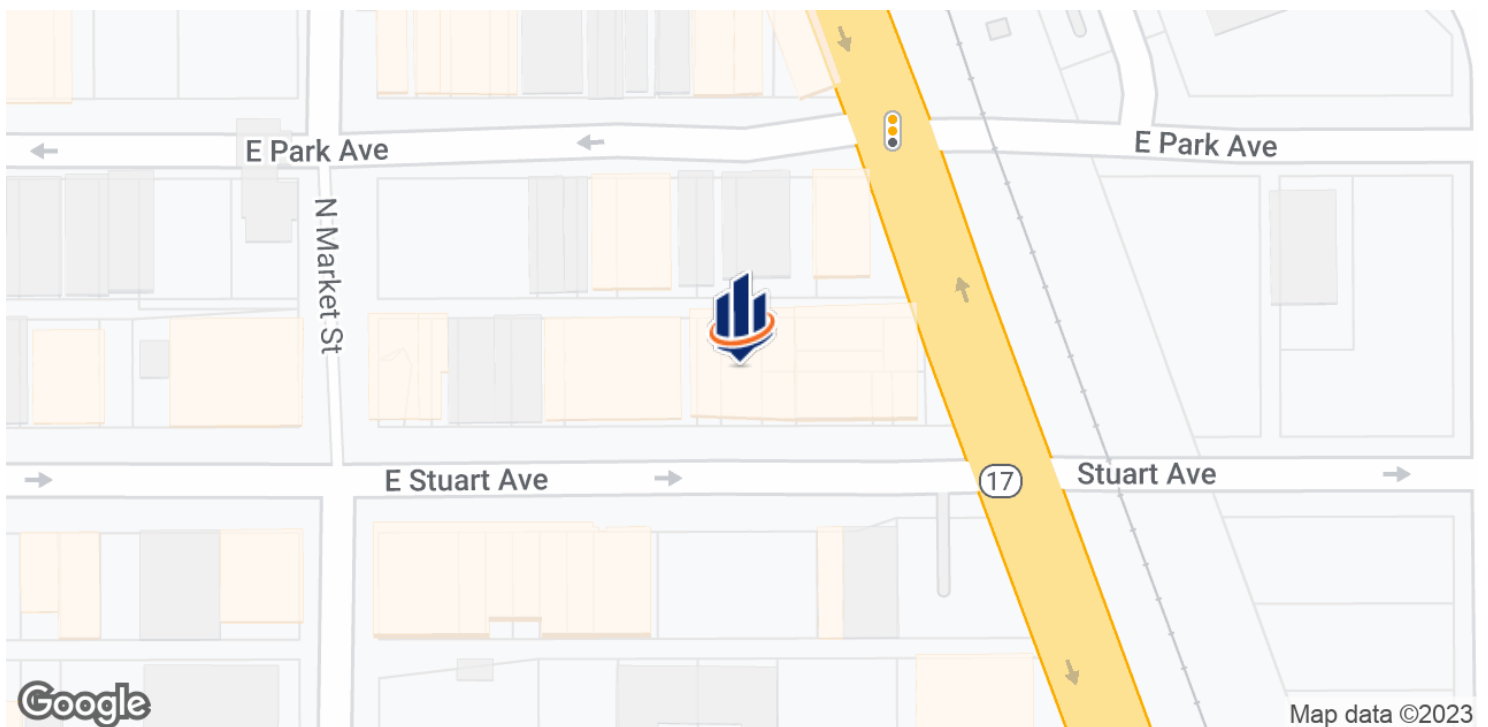
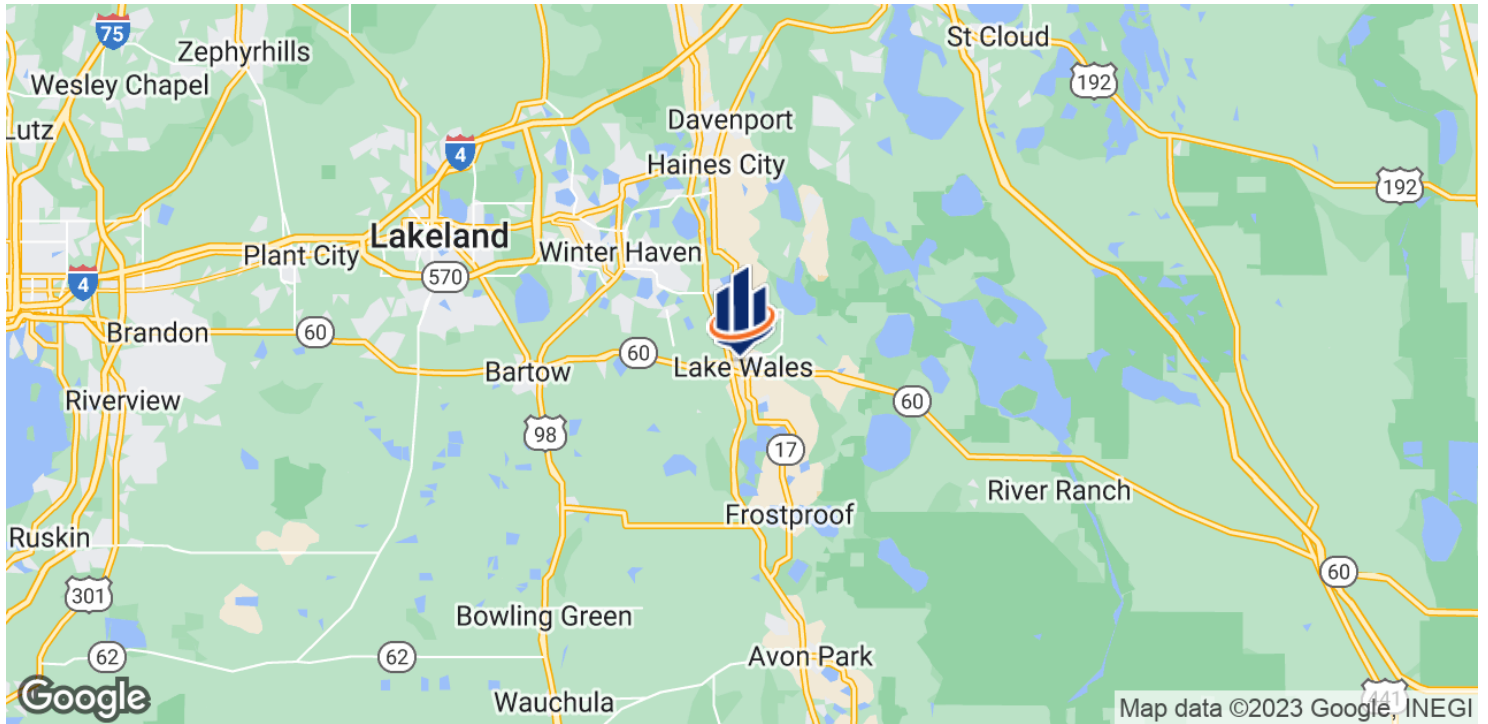
Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,250	27,737	91,056
Average Age	37.4	40.7	43.4
Average Age [Male]	35.1	41.3	42.9
Average Age [Female]	42.8	43.0	44.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,918	12,561	40,751
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$44,052	\$49,997	\$54,429
Average House Value	\$122,002	\$155,833	\$169,243

* Demographic data derived from 2020 ACS - US Census

Regional & Location Map





CRAIG MORBY

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PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at SVN | Saunders Ralston Dantzler in Lakeland Florida.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 12 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and as the Commercial and Industrial Development Co-Chair for the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and three cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- CID Co-Chair - Lakeland Association of Realtors

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