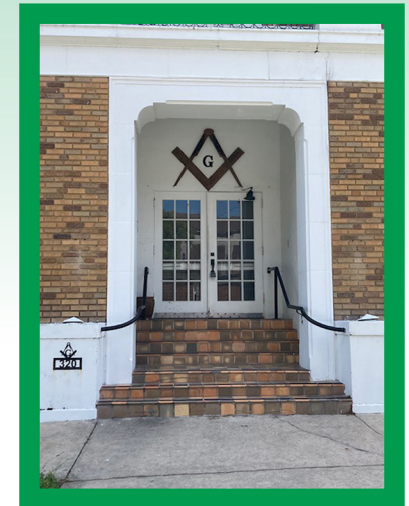


320 S. Florida Ave., Bartow Florida 33830
Tuscan Lodge



FOR SALE

- One of a Kind Building
- 12,000 ± SF
- 3-Story
- Large Banquet Hall with Commercial Kitchen



Purchase Price: \$800,000.00

Will Daniel

FL, Broker- Associate
863-619-6740

will@mahoneygroupinc.com

3825 South Florida Avenue, Suite 5

Lakeland, Florida 33813

Phone: 863-619-6740

www.mahoneygroupinc.com

Maria Mahoney

FL, Real Estate Broker

863-640-0445

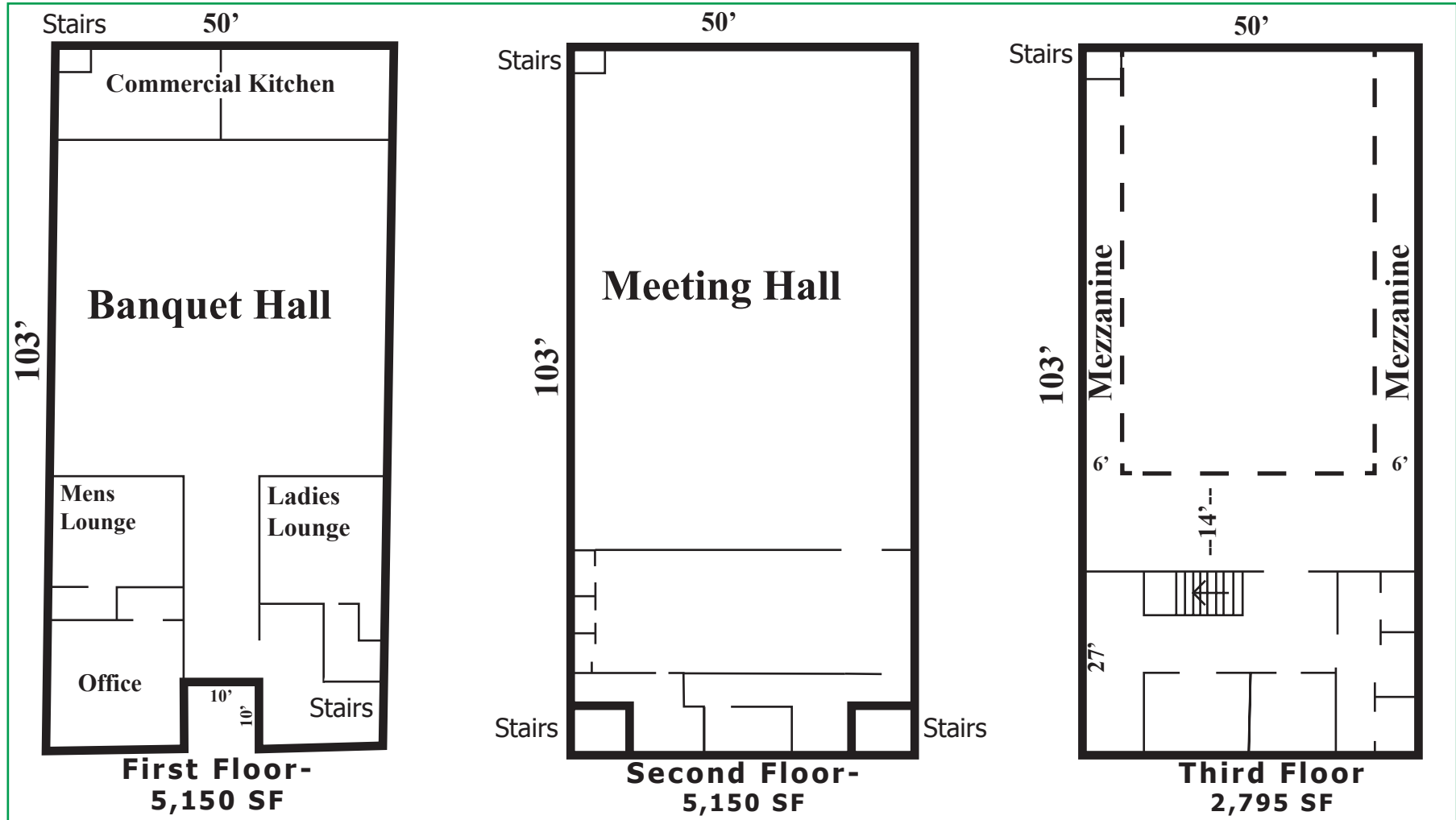
maria@mahoneygroupinc.com

ONE OF A KIND BUILDING IN BARTOW, FLORIDA

For Sale *FORMER MASONIC LODGE*

- PROPERTY ADDRESS: 320 SOUTH FLORIDA AVENUE, BARTOW, FL 33830 (Folio 25-30-05-375000-012020 Polk County)
- PROPERTY LOCATION: SEC South Florida Avenue and E. Parker Street, one block North of E. Stamford South of Downtown
- TYPE PROPERTY: 3-story brick building, built 1927 as an original Mason's Lodge.
- SIZE BUILDING: 12,000 ± SF (foot print is 5,150 SF - ((103' x 50')).
- SIZE PROPERTY: .25 Acre (10,890 SF) – Dimensions 104.35 frontage S. Florida Avenue x 104.35
- LAND USE/ZONING: Public Institutions/Schools/Government UTILITIES: Municipal water and sewer.
- FEATURES: 1st floor: Entrance hall, Admin office, Men and Ladies Lounge with RR – large banquet hall with perimeter windows (original panes), original wood floor, high ceiling, commercial grade kitchen with Ansul fire system, wide stairwell with personal lift (working condition unknown).
- 2nd floor: Large open meeting hall (approx. 4,000 SF) with stage and side seating, high coffered ceiling with faux-light panels, side stairwells to the mezzanine, original spiral staircase to kitchen.
- 3rd floor: Approx. 2,795 SF mezzanine with side seating, multiple rooms, offices and storage.
- PARKING: Very limited on South side of building but adjacent property parking possible. Off-street parking.
- SALE/PURCHASE PRICE: \$800,000.00 (\$67.00/SF).
- AD VALOREM TAXES: \$7,178.64 Year 2023
- COMMENTS: Rare one-of-a-kind Vintage 96-year old building being a testament to the grand-ol' days' architecture. Landmark building in Bartow. Great repurposing opportunity. Upgrades needed.
- CONTACT: Maria Mahoney, FL Licensed Real Estate Broker (863) 640-0445.
Will Daniel, FL Licensed Broker-Associate (863) 619-6740

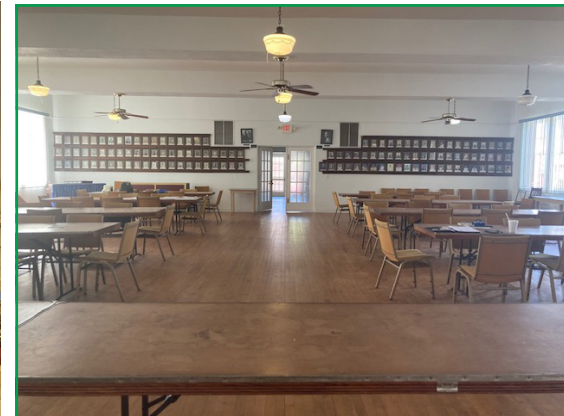
320 S. Florida Ave., Bartow, FL 33830



NOT TO SCALE- SKETCH ONLY

DISCLAIMER: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers/tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, Florida 33813 is the agent of and represents the Owner/Landlord of this property.

320 S. Florida Ave., Bartow, FL 33830



320 S. Florida Ave., Bartow, FL 33830

