



NORTH LAKELAND OFFICE BUILDING FOR LEASE/SALE

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For further
information
regarding this
property, please
contact:

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Broker
(863) 619-6740



2310 Lakeland Hills Boulevard, Lakeland, FL 33805



- 1 Mile North of Lakeland Regional Medical Center
- High Commercial and Residential Corridor
- 1,900 SF Single Story CB Office Building, Built 1951
- 12 Parking Spaces
- Building can accommodate one or two professional users
- Lease Rate: \$12.00/SF, (\$1,900.00/mo. base rent) + sales tax
NNN lease with operating expenses estimated at \$3.45/SF
- Purchase Price: \$275,000.00, cash to seller



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 or tenants are encouraged to verify, independently all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland is the agent of and represents the Owner.



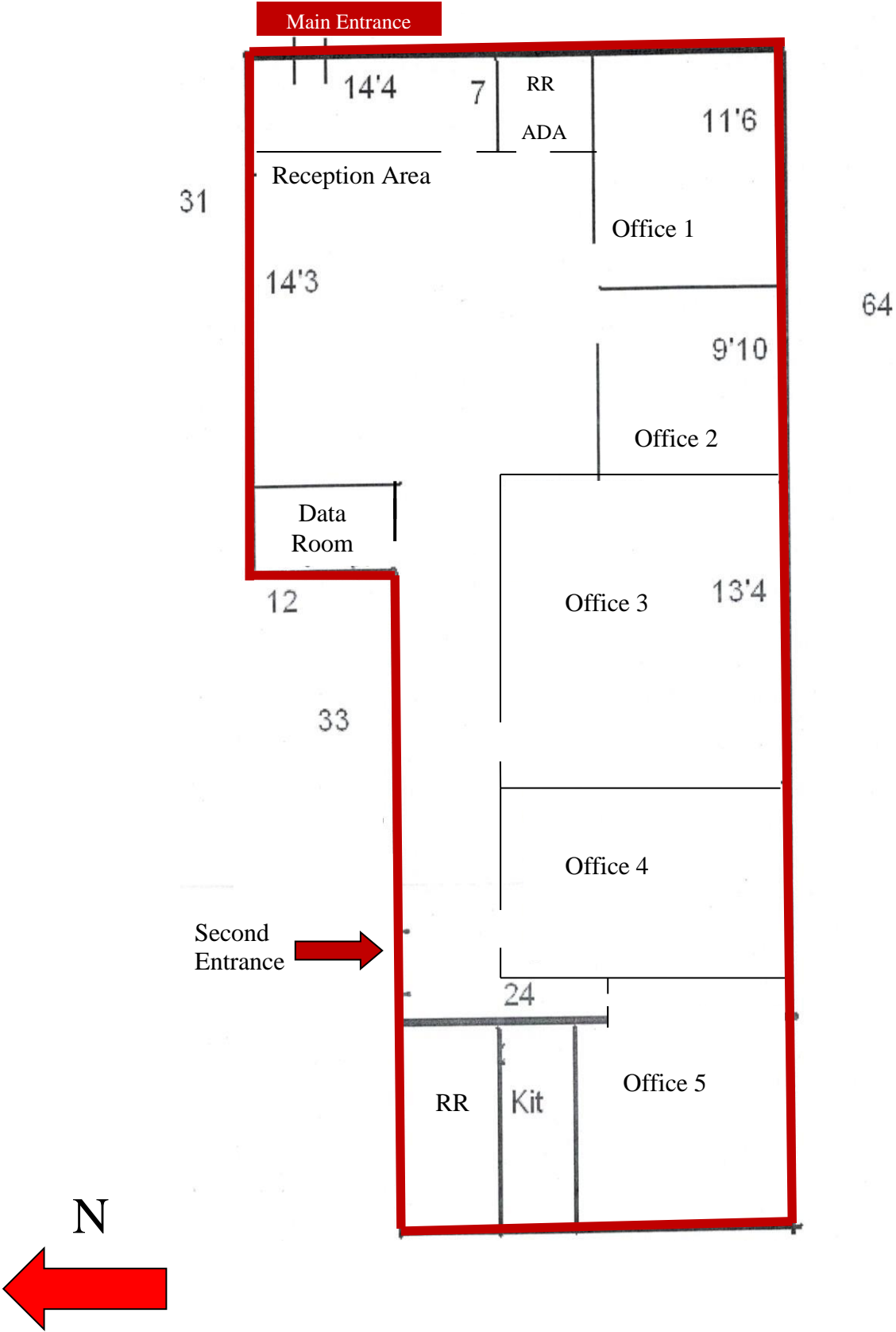
NORTH LAKELAND OFFICE BUILDING – FOR SALE

Property Address	2310 Lakeland Hills Boulevard Lakeland, FL 33805
Property Location	Within the Lakeland Regional Medical Center and Watson Clinic main campus medical corridor – directly across Joker Marchant Stadium (Spring training home of the Detroit Tigers), in high commercial and residential neighborhood Located 1¼ miles South of I-4, exit 33 and 5 miles West of the new Florida Polytechnic campus.
Type Property	Single story CB office building, built 1951
Land Size	0.2198 acre (9,574.48 ± SF)
Land Dimensions	66' frontage Lakeland Hills Blvd. x 145'
Size Building	1,900 SF
Features:	2 entrances – reception/waiting room – 5 private offices – clerical areas – storage/equipment – kitchenette – 2 RR (1 is ADA) – large pylon sign – ADA access ramp.
Parking	12 parking spaces
Zoning	Commercial City of Lakeland
Utilities	Municipal Electric, water and sewer
Lease Rate:	\$12.00/SF, (1,900.00/month base rent), plus sales tax. NNN lease with operating expenses estimated at \$3.45/SF
Property Folio:	24-28-06-165300-002230 Polk County, Florida
Purchase Price:	\$275,000.00, cash to Seller
Comments:	This building can accommodate either one or two professional users, each having their own entrance.
Contact:	Maria Mahoney, Lic. Florida Real Estate Broker 863 619-6740

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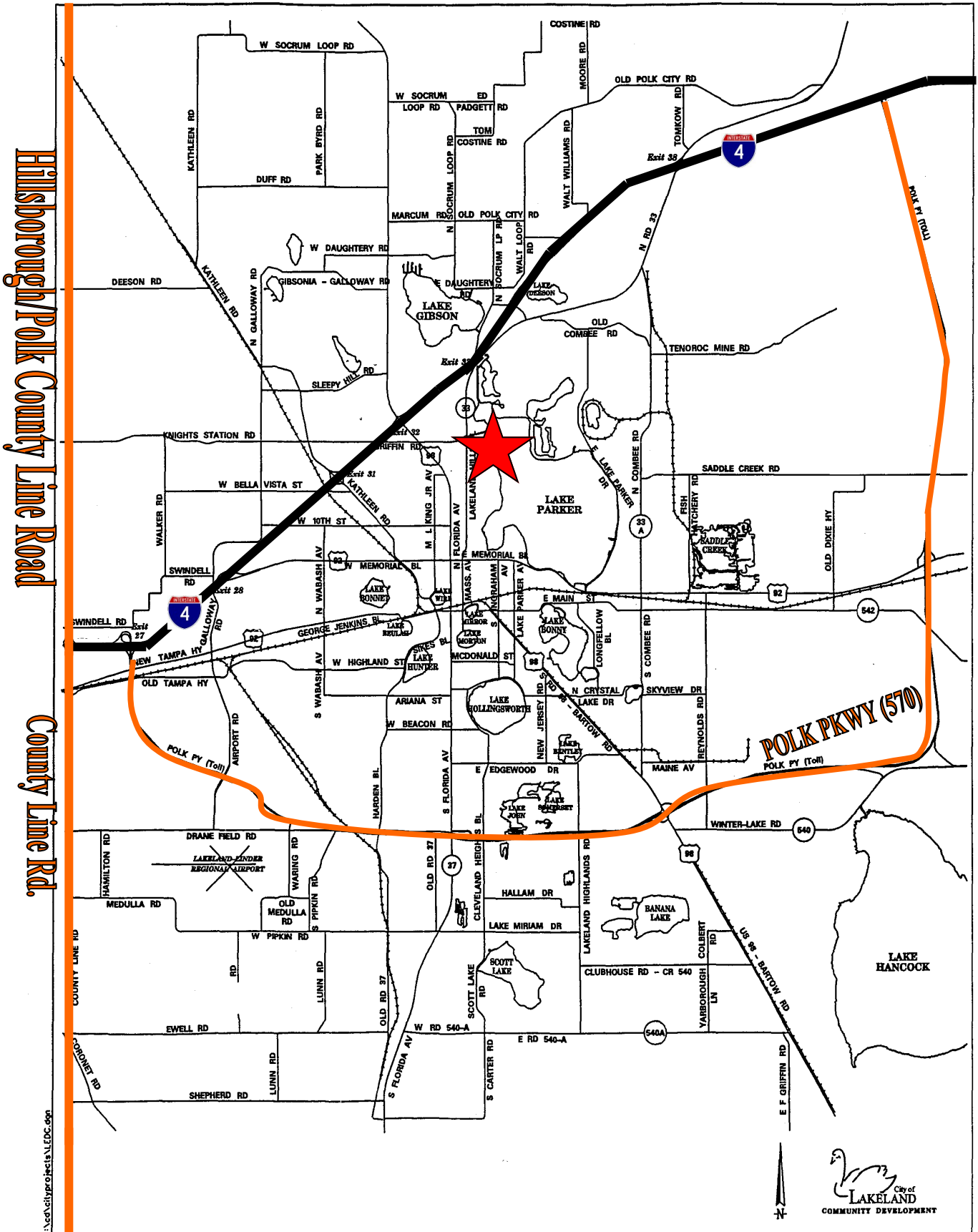
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NOTE: Not to Scale. Sketch only with approximate dimensions.

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