



PRIME COMMERCIAL BUILDING AVAILABLE FOR SALE/LEASE

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1695 BROADWAY AVENUE BARTOW, FL 33830



Commercial
Real Estate
Services

From Local
To Global

Since 1998

For further
information
regarding this
property, please
contact:

Maria Mahoney,
FL, R.E. Broker
(863) 619-6740

- 3 Blocks North of SR 60
- Highway Commercial C-3
- Ideal location for retail or professional use
- Purchase: \$595,000.00, (\$119/SF) Cash to Seller
- 4,996 SF CB Building
- Ample Parking
- Utmost visibility and access on Broadway Ave
- Lease: \$12.00/SF, NNN, plus applicable state sales tax



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.



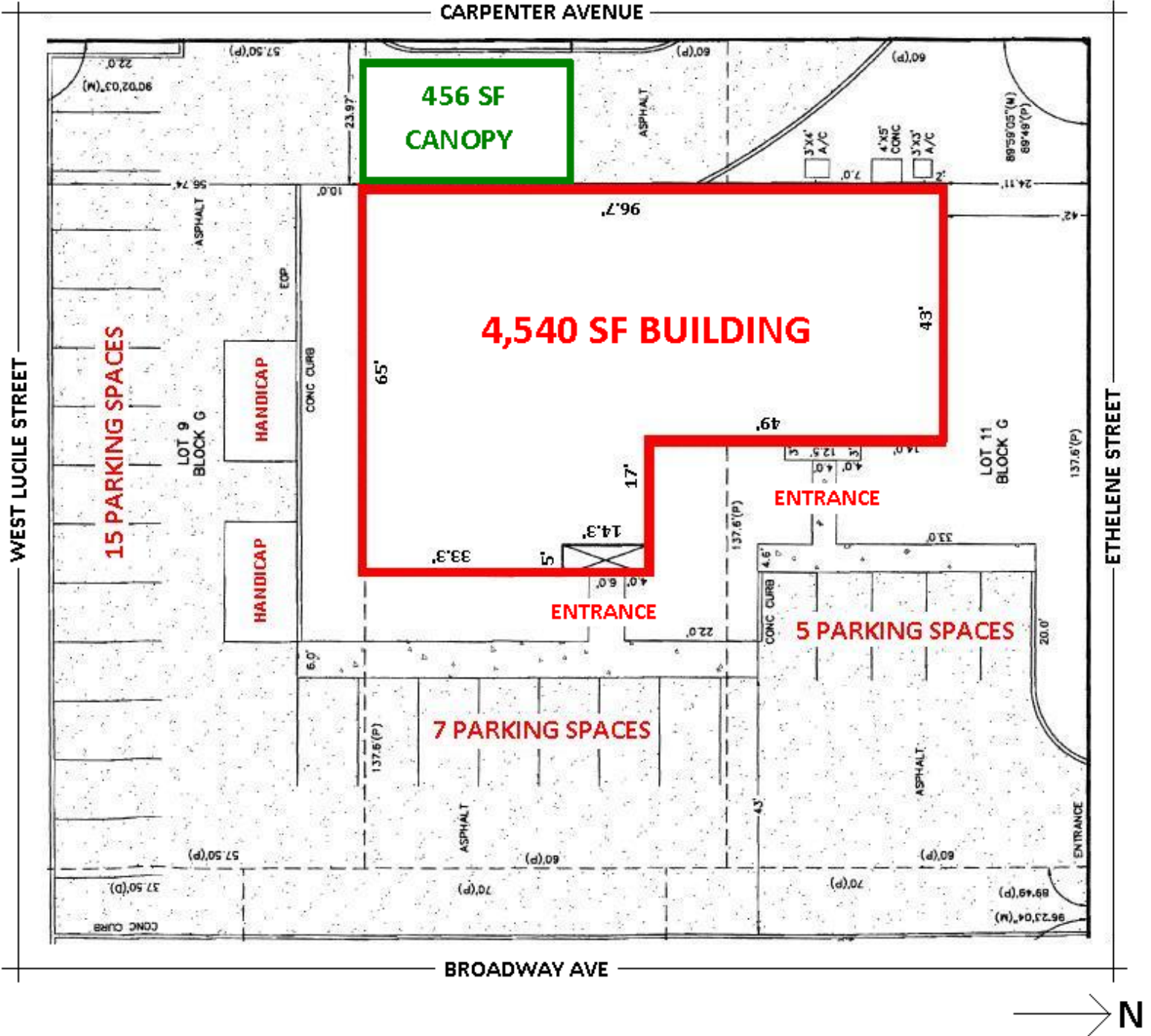
PRIME COMMERCIAL BUILDING - BARTOW, FLORIDA

Property Identification	ASTHA
Property Address	1695 North Broadway Avenue, Bartow, FL 33830
Property Location	SWC of Broadway Avenue and Ethelene Street on the West side of Bartow's main thoroughfare, three blocks North of the SR 60 intersection and 5 blocks North of Polk County Government Administration and Courthouse.
Size Building	4,996 SF CB/brick stucco façade building built 1975 (4,540 SF building + 456 SF drive-through canopy)
Features	Former bank branch with 2 entrances, multiple offices, break room, RR, former vault, beautiful coffered ceiling on South side and acoustical tiles in North side, floor is tile, carpet and VCT, large pylon identification sign. Mature landscaping.
Land Size/Dimensions	0.68/acre (29,569 ± SF) 210' frontage on N. Broadway Avenue
Land Use/Zoning	Highway Commercial - C-3 City Limits of Bartow
Utilities	Electric: Tampa Electric Company (TECO) 6" water main and 8" sewer line on Carpenter Ave. Municipal City of Bartow.
Parking	Existing 31 spaces with ample room for additional
Sale/Purchase Price	\$595,000.00, (\$119/SF), cash to seller
Lease Rate	\$12.00/SF, NNN, plus applicable State sales tax
Property Folio	25-29-31-362500-007010 Polk County, Florida
Comments	Ideal location and floor plan for professional or retail use. Utmost visibility and access with median cut on Broadway Avenue. Deed restriction for bank use until Year 2017.
Contact	Maria Mahoney, Florida Licensed Real Estate Broker (863) 619-6740

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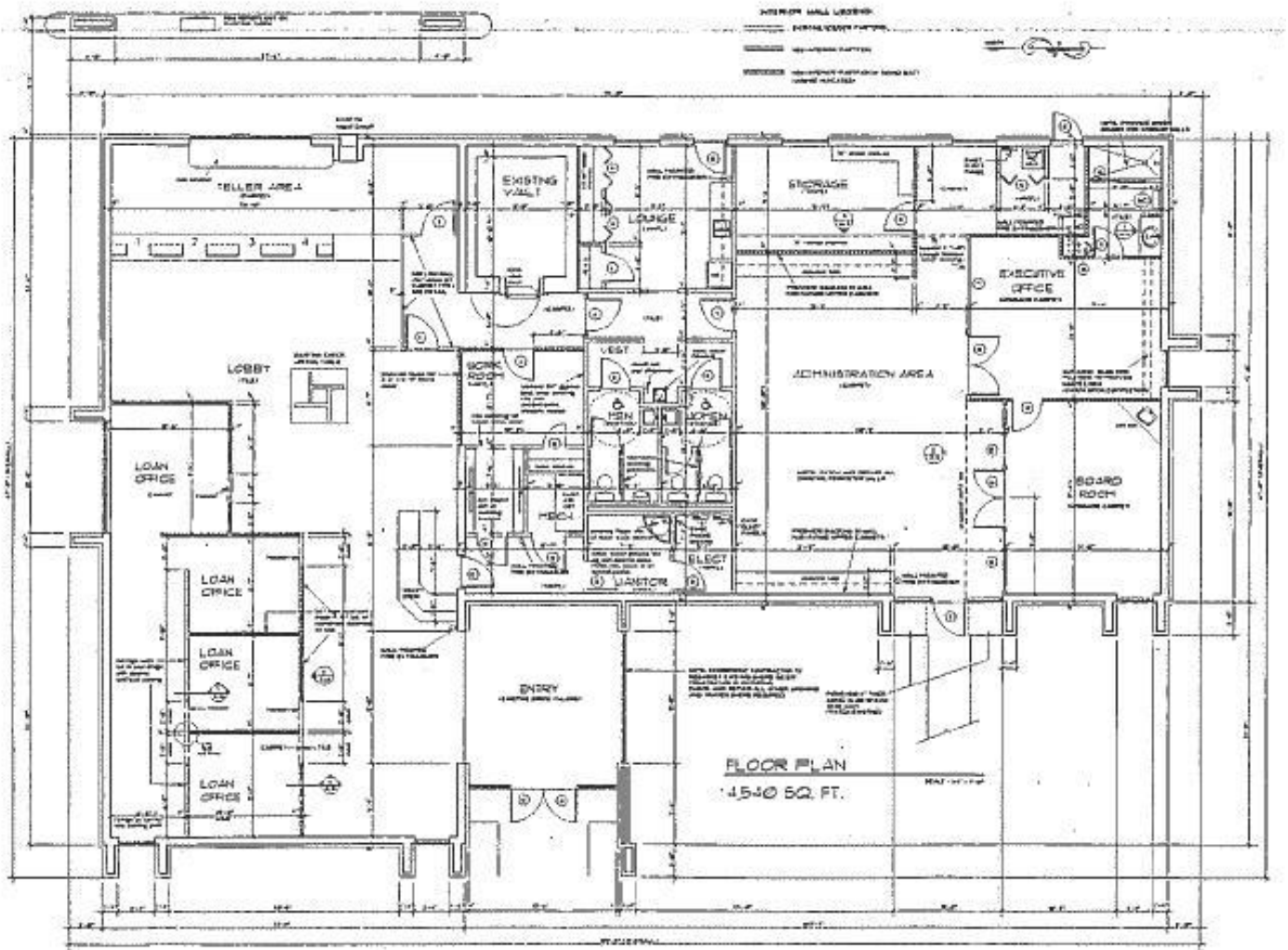
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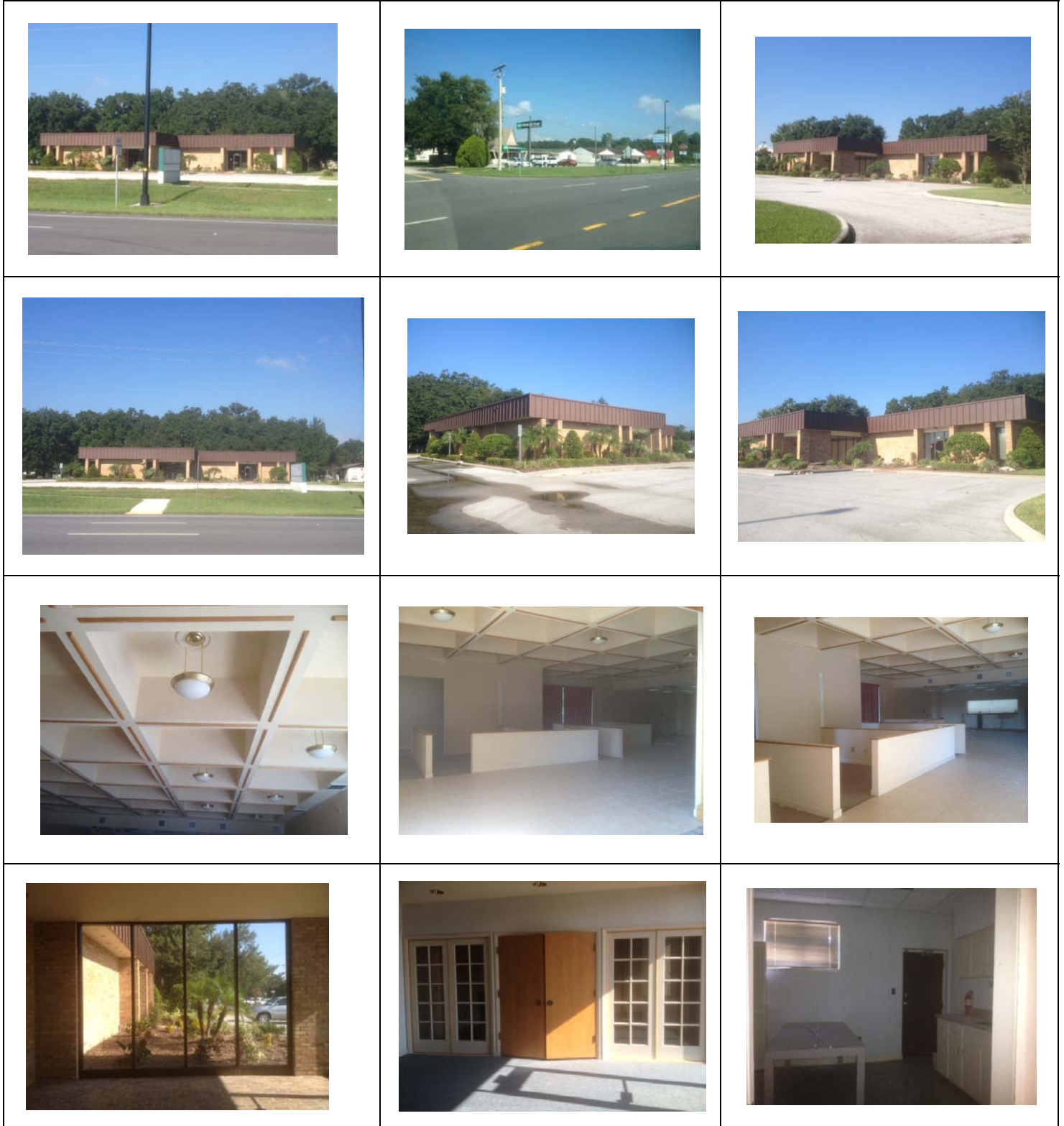
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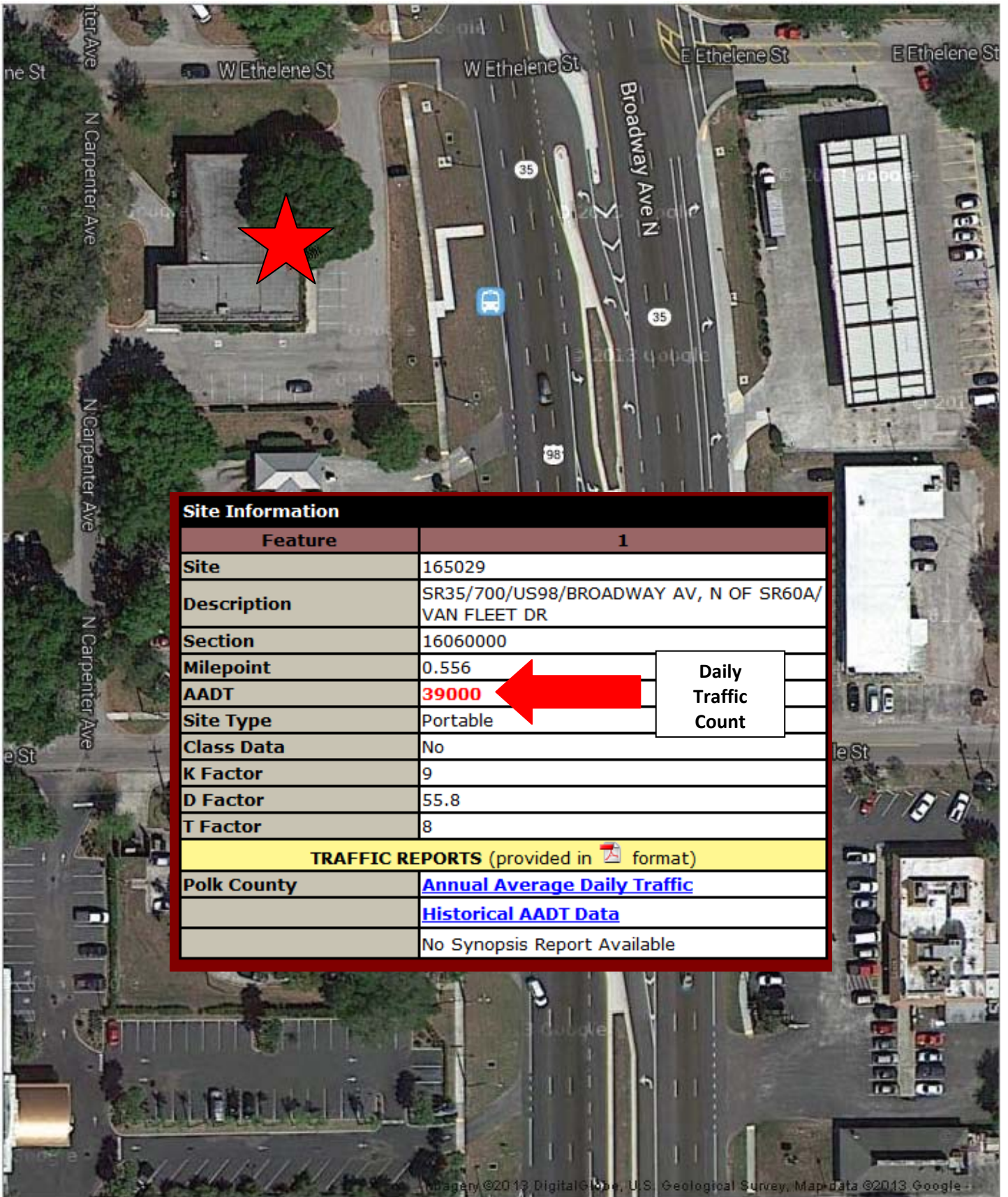


1695 Broadway Avenue Bartow, FL 33830





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Site Information	
Feature	1
Site	165029
Description	SR35/700/US98/BROADWAY AV, N OF SR60A/ VAN FLEET DR
Section	16060000
Milepoint	0.556
AAAT	39000
Site Type	Portable
Class Data	No
K Factor	9
D Factor	55.8
T Factor	8
TRAFFIC REPORTS (provided in format)	
Polk County	Annual Average Daily Traffic
	Historical AADT Data
	No Synopsis Report Available



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