



Commercial Real Estate Services
Since 1998

For Sale South Lakeland

Professional Office Condo

3825 South Florida Ave
Suite 5
Lakeland, FL 33813

Phone: 863-619-6740
Fax: 863-619-6750

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www.mahoneygroupinc.com

*Commercial
Real Estate Services
From Local to Global
Since 1998*

For further information
regarding this property,
please contact:

Maria Mahoney,
FL, Real Estate Broker
863-619-6740



5302 S. Florida Avenue, Suite 206, Lakeland, FL



- Prime South Lakeland location.
- Ready for immediate occupancy.
- 945 ± SF office condo with great floor plan.
- Sale/Purchase price: \$130,000.00.

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.



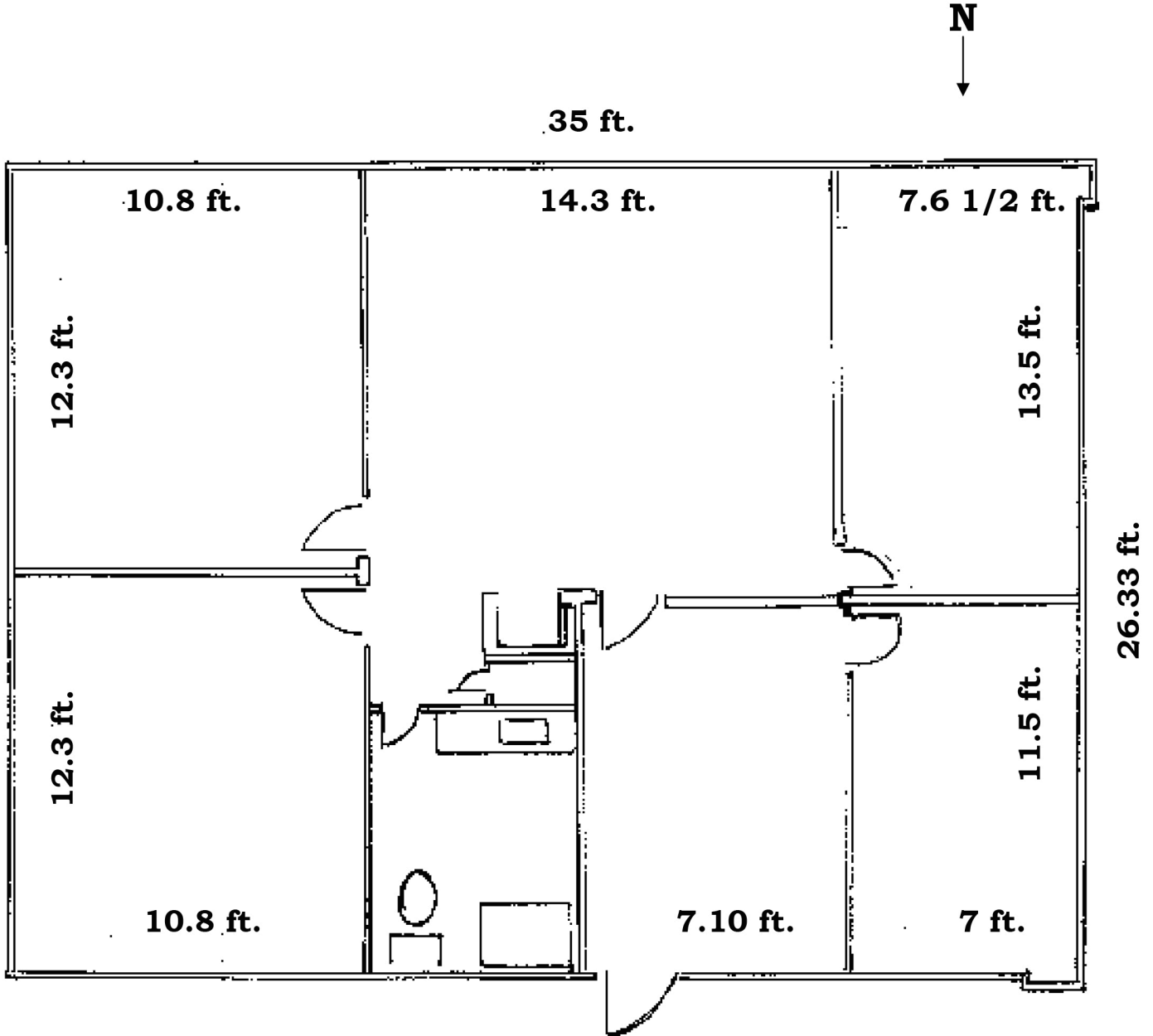
FOR SALE - SOUTH LAKELAND PROFESSIONAL OFFICE CONDO

Property Identification:	PROFESSIONAL PLAZA
Property Address:	5302 South Florida Avenue, Suite 206 Lakeland, Florida 33813
Property Location:	On prime South Florida Avenue in high demographics South Lakeland, across Outback Restaurant and Lakeland South shopping center.
Property Type:	Office condominium within a professional office complex with ample common parking. The suite benefits from a courtyard entrance with landscaped island.
Available Suite:	Suite 206 consisting of approximately 945 + SF.
Features:	Entrance/reception with glass window pass-thru - 4 private offices (2 large, 2 small) + central hub space. Plush carpet flooring, varnished doors and baseboards, RR has a shower. The suite is in excellent condition.
Sale/Purchase Price:	\$130,000.00, cash to Seller.
Land Use/Zoning:	Professional – Unincorporated Polk County
Ad Valorem taxes:	\$1,186.63/Year 2020 - Folio: 23-29-12-140162-00760
Utilities:	City of Lakeland Electric, Water and Sewer.
Comments:	Condo association fees are \$886.00/quarter to include: Exterior electric, water, irrigation, dumpster, pest control, maintenance of parking, gutters and roof, landscaping and General Liability insurance for common elements. Use restriction: medical (Counseling type is acceptable). The suite is well suited for a professional office user and provides excellent location with immediate access to Lakeland's main roads.
Contact:	Maria Mahoney, Lic. RE Broker 863 619-6740 Will Daniel, Commercial Associate 813 695-7371

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**5302 South Florida Ave.
Suite 206
Lakeland, FL 33813**

3825 South Florida Avenue # 5
Lakeland, Florida 33813 – 1103
(863) 619-6740 fax (863) 619-6750



Sketch only. The dimensions are approximate.



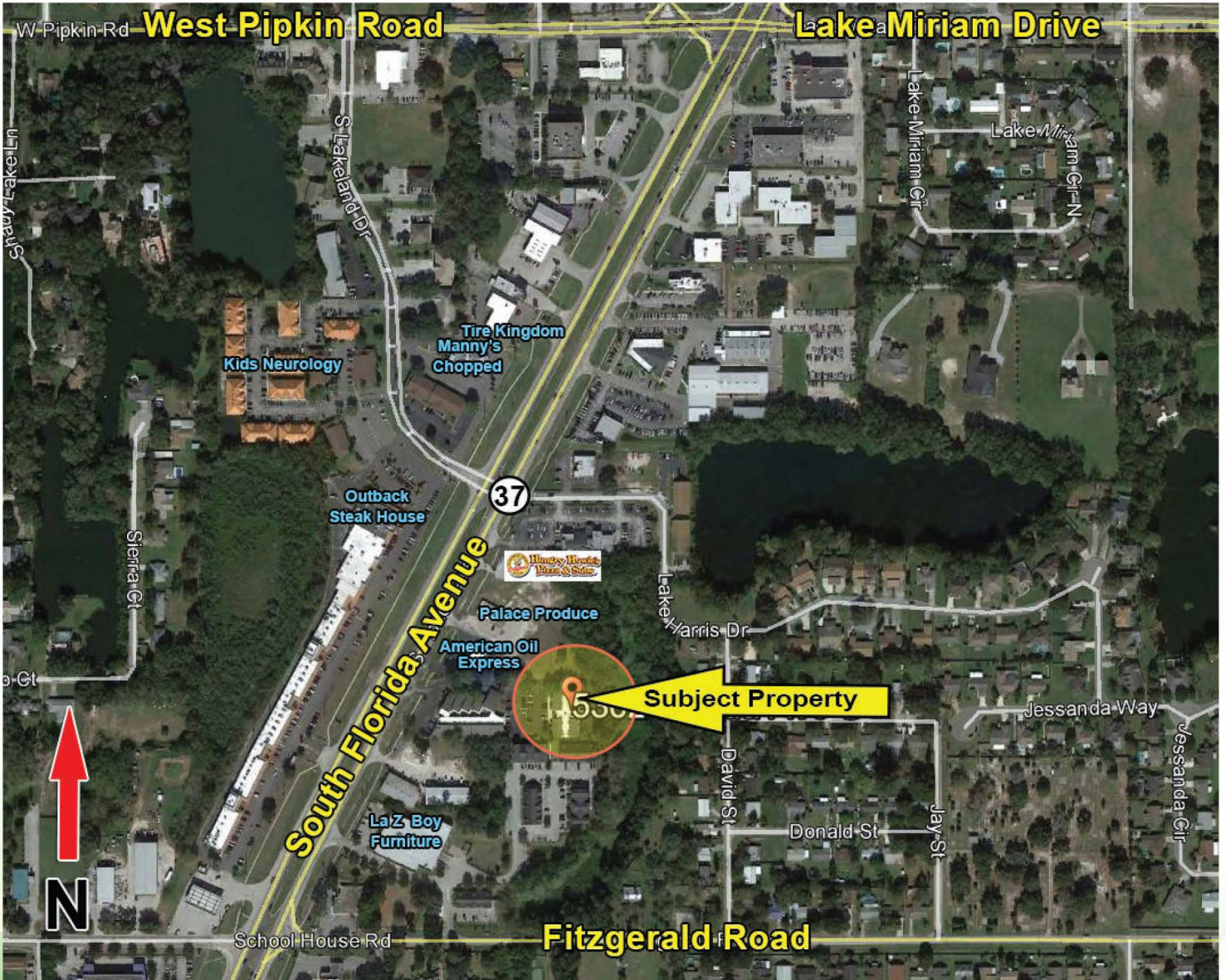
5302 SOUTH FLORIDA AVENUE - SUITE 206
LAKELAND, FL 33813



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5302 SOUTH FLORIDA AVENUE - SUITE 206
LAKELAND, FL 33813
Traffic Count



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