

# Historical District

## FOR SALE



## 702 New York Avenue, Lakeland, Florida 33815 Property Highlights



- Double Lot
- Dixieland CRA / Historical District
- Grants Available for Improvements
- Alley Entrance
- Large Parking Lot
- 2210 SF
- Zoned O-1

Broadway Real Estate Services



## **702 S. New York Ave, Lakeland, Florida 33815**

**Property:** In the heart of Lakeland Historic district occupying two lots this 1930 nostalgic home has 2210 SF and is currently zoned commercial O-1. Currently being used as a licensed massage therapy business in the downstairs and owner lives upstairs. It has previously been used in past years for an attorney's office, a licensed daycare and as well as a single-family home. Featuring 5 bedrooms or 6 private office spaces and 3 1/2 baths this spacious home provides ample parking perfect for a business, large family, or an RV/Boat. This home features 4 separate and private entrances to fit any unique situation your business or home could possibly need. Home is perfect for someone that wants to start their own business and live upstairs which is currently a private apartment that has two bedrooms, a living room, kitchen, huge hallway that can be used as a sitting room or library, and 2 full baths. Or the upstairs can be used with the downstairs as a 100% use of business as it has been up to code for commercial use. This property is in the Dixieland CRA and there are grant funds available for improvements. All of this in a very ideal location.

**Sale Price:** \$239,900



Jack Strollo, CCIM, CPM Vice President, Broker 863-683-3425 [jstrollo@resbroadway.com](mailto:jstrollo@resbroadway.com)  
100 S. Kentucky Avenue Suite 290, Lakeland, FL 33801



## 702 S. New York Ave, Lakeland, Florida 33815

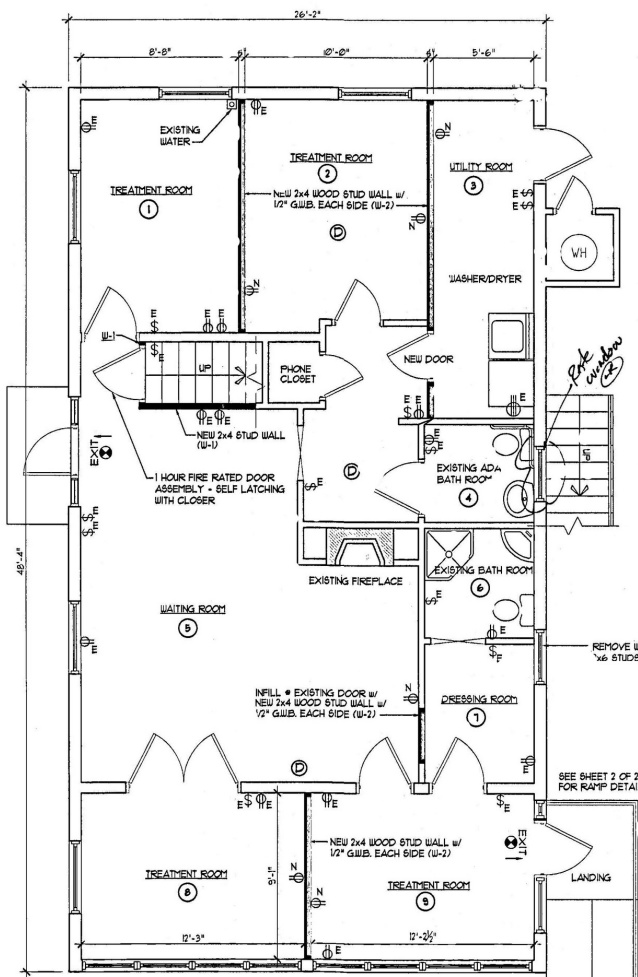
**Location:** This site is in the heart of downtown Lakeland historical district on the corner of New York avenue and West Palmetto Street. You are within blocks from numerous dining establishments, banking, retail, parks, and city offices. Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I-4 corridor. There are over 10,000,000 people within a 100-mile radius of Lakeland; a fact that is causing exponential growth in the area.

History buffs and art lovers will enjoy the Polk Museum of Art in Lakeland, and flight enthusiasts can't miss the annual SUN 'n FUN Flyin. And don't forget Spring Training with the Detroit Tigers at the newly renovated Joker Marchant Stadium! In the heart of Lakeland's downtown, Lake Mirror Park offers a historic promenade, amphitheater and pedestrian walkways. Hollis Garden, found around the walkway, is a breathtaking formal garden that showcases more than 10,000 flowers and Florida indigenous plants. Make sure to dine at one of the over 30 restaurants in downtown, in what is quickly becoming the hottest restaurant scene in central Florida.



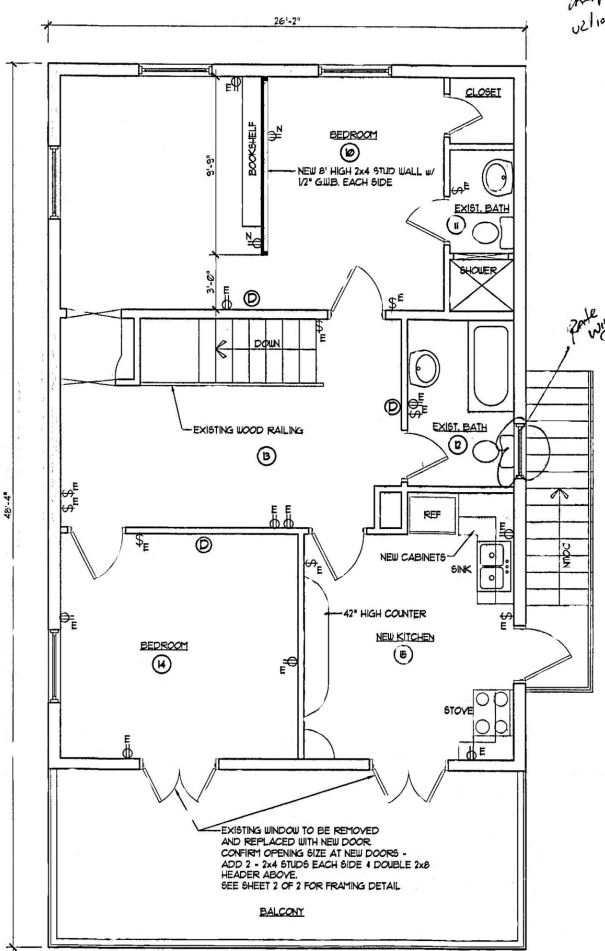
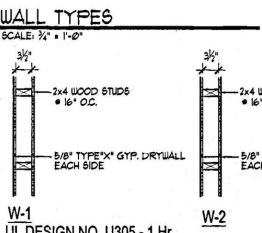
# Floor Plan

## 702 South New York Avenue, Lakeland FL 33815



SCOPE OF WORK	
1	NEW PAINT, CROWN MOULDING, BASEBOARDS, NEW 2x4 STUD WALL
2	NEW PAINT, CROWN MOULDING, BASEBOARDS, 2 NEW OUTLETS, NEW 2x4 STUD WALL, INSTALL SMOKE DETECTOR
3	NEW PAINT, CROWN MOULDING, BASEBOARDS, NEW OUTLET NORTH WALL, NEW DOOR, NEW TILE
4	NEW PAINT, CROWN MOULDING, BASEBOARDS, NEW TILE
5	NEW PAINT, CROWN MOULDING, BASEBOARDS, ENCLOSE STAIR, RESURFACE WOOD FLOORS, 1 NEW ELECT. OUTLET, INSTALL SMOKE DETECTOR
6	REFINISH WALLS, NEW PAINT, CROWN MOULDING, BASEBOARDS, NEW WOOD FLOOR
7	ENCLOSE EXISTING OPENING ON NORTH WALL, NEW PAINT, CROWN MOULDING, BASEBOARDS, NEW TILE, REMOVE EXTERIOR WINDOW
8	NEW STUD WALL, NEW PAINT, CROWN MOULDING, BASEBOARDS, NEW TILE, NEW ELECT. OUTLET, NEW FRENCH DOORS TO WAITING
9	REFINISH WALLS, NEW PAINT, CROWN MOULDING, BASEBOARDS, NEW WOOD FLOOR, ELECT. OUTLET ON NEW NORTH WALL, NEW DOOR TO WAITING
10	NEW STUD WALL, NEW PAINT, CROWN MOULDING, BASEBOARDS, 2 NEW ELECT. OUTLETS
11	PAINT
12	PAINT
13	NEW BASEBOARDS, PAINT
14	NEW PAINT, CROWN MOULDING, BASEBOARDS, REMOVE EXISTING WINDOW AND INSTALL FRENCH DOORS
15	NEW PAINT, CROWN MOULDING, BASEBOARDS, REMOVE EXISTING WINDOW AND INSTALL FRENCH DOORS, NEW KITCHEN CABINETS, NEW ELECT. OUTLET

LEGEND	
⊕E	EXISTING DUPLEX
⊕S	EXISTING SWITCH
⊕N	NEW DUPLEX
⊕S	NEW SWITCH
⊕D	SMOKE DETECTOR
—	NEW 2x4 WOOD STUD WALL
—	EXISTING WALL



INTERIOR RENOVATIONS TO BUILDING FOR MS. MELISSA CHAMBERS 702 SOUTH NEW YORK AVENUE, LAKELAND, FLORIDA			
SEC. NO.	PRJ. NO.	DWG. NO.	
SCALE			SHEET 1 OF 2



# Photos

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# Photos

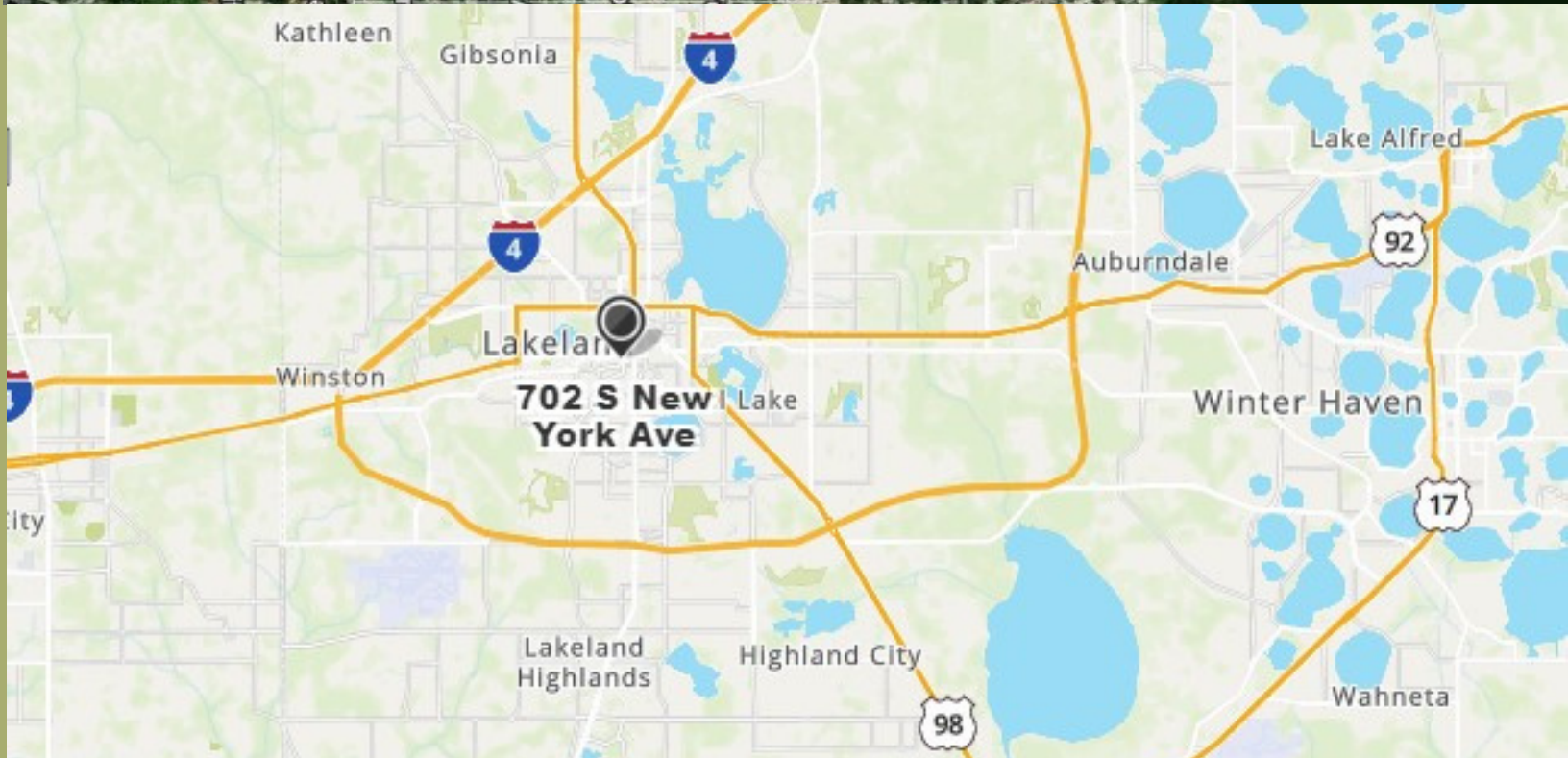
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# LOCATION MAP

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## **Community**

Located on the I-4 Corridor of Central Florida between Tampa and Orlando, Lakeland is quickly transforming into a global economic hub. In proximity are two international airports, two interstate highways, passenger, and freight rails, and a deep water port.

With access to skilled employees from our world-class education facilities such as Florida Southern College, Southeastern University, and Florida Polytechnic, Lakeland has become the headquarters or regional hub for major corporations like Publix Supermarkets, SaddleCreek, GEICO, Lockheed Martin, and FedEx.

Join these strategic companies as a shareholder in Lakeland's highly favorable business and real estate market. With multiple economic development councils, entrepreneurship incubators, and competitive tax rates, there is no better time to make an investment in Lakeland.

## **LAKELAND RANKINGS**

- **#1 Cities to buy a home (Business Insider)**
- **#1 Fastest growing city (Bloomberg)**
- **#1 most philanthropic city (Philanthropy)**
- **#6 safest places to live**
- **#6 mid-sized metro job growth (Business facilities)**
- **#17 best cities for new graduates (Good Call)**
- **#7 Best Places to move (US News & World Report)**

## **LAKELAND BENEFITS**

- **North & South Highways: I-75, I-95, Hwy 27**
- **East & West Highways: I-4, Hwy 60, Hwy 92**
- **32 Miles from Tampa, 54 Miles from Orlando**
- **CSX Rail Access**
- **2 Major Airports less than 1 hour away**
- **Over 10 Million People within 100 Miles**
- **Largest Municipality in Polk County**
- **City of Lakeland population: 107,552**
- **Average annual wages: \$56,376**
- **Unemployment rate: 3.4%**
- **Florida's 4th Best City in business tax climate index**