

NNN Investment – Class A Office Building *- BARTOW, FLORIDA -*



505-555 North Broadway Avenue, Bartow, FL 33830

FOR SALE!

- Upscale Professional Office Building currently divided into 4 suites.
- Sale/Purchase price: \$2,175,000.00, (\$184.07/SF) - Cap rate: 7.42%.
- Property details and financials upon Non-Disclosure Agreement.

 **THE
MAHONEY
GROUP** INC.
COMMERCIAL REAL ESTATE SERVICES

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Or
Will Daniel, Broker-Associate
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FOR SALE!

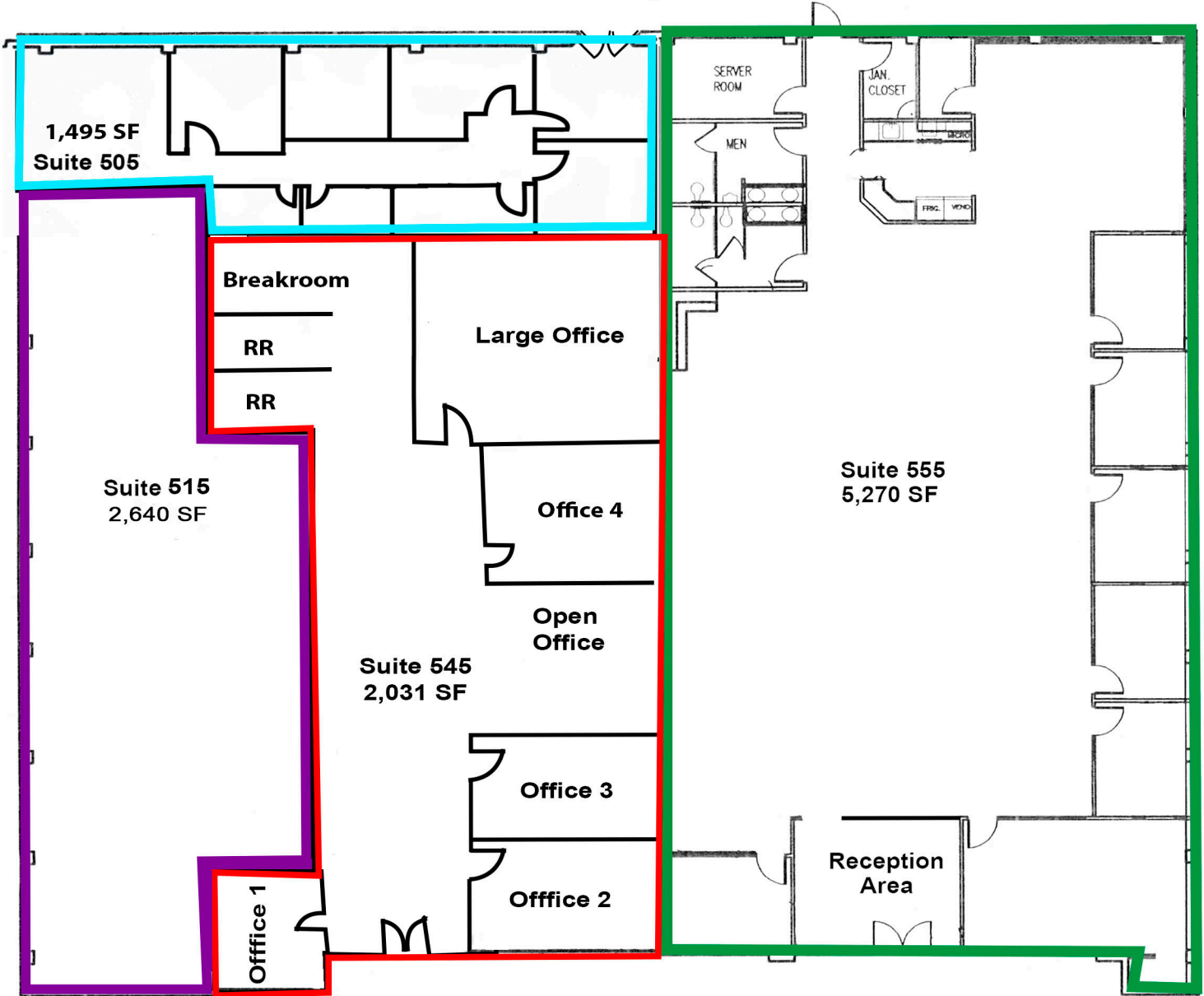
NNN INVESTMENT – BARTOW, FLORIDA CLASS-A PROFESSIONAL OFFICE BUILDING

Property Address:	505-555 NORTH BROADWAY AVENUE, BARTOW, FL 33830
Property Location:	NWC Broadway Avenue and Boulevard Street W, 2 blocks South of SR 60/Broadway Avenue intersection - one block North of Polk County Government core, Polk County Courthouse and across the Bartow Chamber of Commerce in Downtown Bartow, within a strong professional and commercial district.
Property Type:	Upscale professional office building currently divided into 4 suites.
Size Building:	11,816 NRSF – CB – Built 1973.
Land Size:	.57 ± acre (24,829 ± SF). 185 LF frontage Broadway Ave. x 125 LF
Improvements:	<p>Originally built as a Badcock Furniture store, this contemporary building was renovated into a professional office building with 4 existing suites - large glass storefront façade and doors – ceilings vary from 10'-12' – corner suite has a canopied entrance (former bank branch with upscale interior finishes) – monument sign – covered back porch with steps leading to additional parking – two curb entrances (N. Broadway Avenue and Boulevard Street W.).</p> <p>2018 major improvements include new engineered roof system – all new HVAC units (for all suites and building exterior painting). 2019 improvements include Suite 555 (5,270 SF) with new carpet flooring and 24,829 + SF new paint.</p>
Parking:	30 on-site parking spaces with additional free parking in contiguous County's municipal lot accessible from the building's back porch.
Land Use/Zoning:	P-1 zoning – City of Bartow
Utilities:	City of Bartow Electric, water and sewer.
Ad Valorem taxes:	\$15,088.35/ Year 2020.
Sale/Purchase price:	\$2,175,000.00, (\$184.07/SF) - Cap rate: 7.42%
Comments:	Great opportunity to own a Class-A building with well-established Tenants in prime location. Financials to be disclosed upon a NDA.
Contact: 863 619-6740	Maria Mahoney, Broker or Will Daniel, Broker-Associate

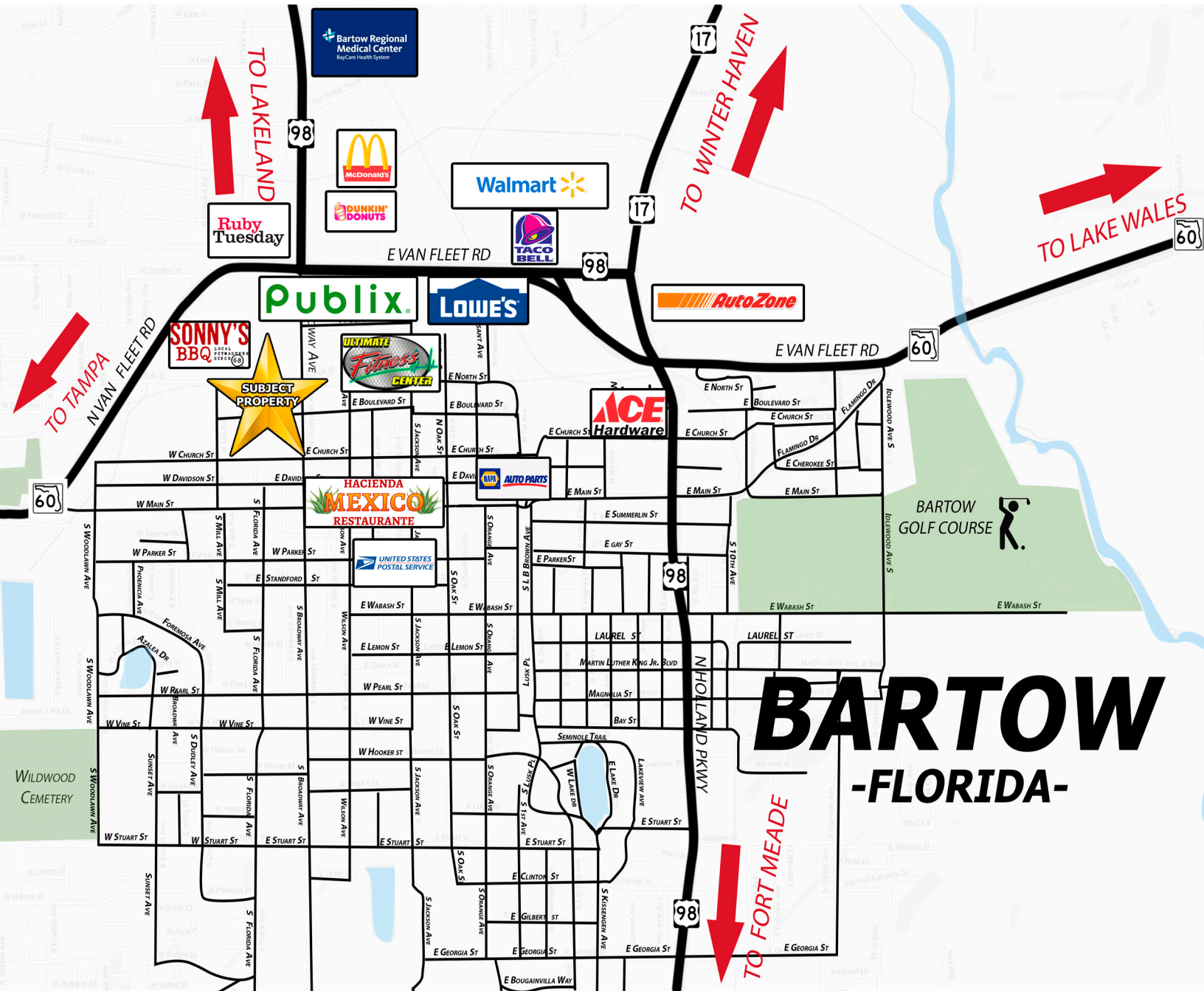
Disclaimer – Information contained herein is from sources deemed reliable but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers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

505-555 North Broadway Avenue, Bartow, FL 33830

FLOOR PLAN



505-555 North Broadway Avenue, Bartow, FL 33830



BARTOW -FLORIDA-



Bartow, Florida

WE ARE GOVERNMENT CENTRAL



The dominant force in the economy of Bartow is city, county and state government. As the capital of a county with over half a million people, Bartow has an unusually large number of government jobs. In addition to city and county offices, there are also a number of regional, state, and federal offices located within Bartow city limits.

Nine of the 17 largest employers in Bartow are government entities. The largest by far is the Polk County School Board

with over 12,000 employees. Other county entities which employ many people in the Bartow area include the County Commission, the Sheriff's Office, the Clerk of Courts, the Tax Collector, and the Property Appraiser. The Florida Department of Transportation District One office is located in Bartow and is responsible for southwest Florida's transportation needs.

As the capital, a unique dynamic is created that blends the best of a small town environment with that of a bustling center of government and commerce. During the typical work week, thousands of people come to work in governmental jobs. In fact, Bartow's population of some 20,000 residents increases by almost 10,000 people.

Bartowans have always considered governmental employees as part of our community as they not only contribute to the city's economy, but attend our festivals and community events. We are their second home and they are important contributors to our culture.



Bartow is home to the District One Headquarters of the Florida Department of Transportation.



polk's capital city



The above information is credited to <https://bartowchamber.com/> visit the website today to learn more.

WE ARE *Visit* Central Florida



Whoever said "You can't please everyone," has never been to Central Florida. Whether you're in search of exhilarating thrills or a restorative escape, Central Florida's Polk County has you covered. Soak up family fun on one of our 554 lakes. Embrace your inner child at LEGOLAND Florida Resort. Hike or bike your way through our breathtaking parks and preserves and immerse yourself in the vibrant flavors of our local food, history and culture. When it's time to relax and unwind, we think you'll find our sunsets particularly inspiring. Whatever your interests, you're sure to find your own slice of heaven here. Satisfy your whole family.

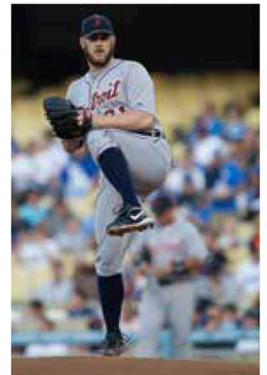


LEGOLAND®, FLORIDA

At 150-acres, LEGOLAND® Florida is the largest interactive LEGOLAND® Park in the world. It features more than 50 rides, shows and attractions, restaurants, shopping, a breathtaking botanical garden and the LEGOLAND® Water Park, which are all geared to families with children ages 2 to 12. There are 11 easy-to-navigate and highly-themed zones, which include pink-knuckle roller coasters, the Imagination Zone, Miniland USA and LEGO® City where youngsters can learn how to drive by freely navigating their own boats and LEGO® cars.



There's adventure around every corner and something new to discover at every turn. Perhaps you'll find yourself at eye level with a great blue heron or clutching a fly ball at a Detroit Tigers game. From outdoor excursions to theme park thrills, you'll find a head-spinning variety of stuff to see and do. And, don't forget – just a short drive connects you to another unlimited spread of activities: white sand beaches, and more heart-racing, stomach-flipping roller coasters than you can count.



Bok Tower Gardens has offered some of Florida's most remarkable experiences to more than 23 million visitors since 1929. Through its historic landscape gardens, unique Singing Tower carillon and magnificent 1930s Mediterranean-style mansion, the Gardens offer unparalleled opportunities for artistic, cultural, personal and spiritual enrichment.

Atlantic Ocean or Gulf of Mexico: they're both just a short drive away.



we are

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POLK COUNTY -FLORIDA-

