

OFFICE FOR SALE

OFFICE/MEDICAL INVESTMENT IN SOUTH LAKELAND

324 - 348 W Highland Dr, Lakeland, FL 33813



OFFERING SUMMARY

| | |
|-----------------------|-----------------------|
| SALE PRICE: | \$1,700,000 |
| CAP RATE: | 6.47% |
| NOI: | \$110,000 |
| LOT SIZE: | 0.95 Acres |
| BUILDING SIZE: | 8,400 SF |
| PARKING: | 40 Spaces |
| RENOVATED: | 2021 |
| ZONING: | Office (O-1) |
| MARKET: | Tampa / St Petersburg |
| SUBMARKET: | Lakeland MSA |

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

The West Highland Suites are 5 different suites with a total of 8,400 SF office/medical located in South Lakeland near Polk Parkway and S Florida Ave with fitness, services, restaurant and retail nearby. The building was built 2008 with 40 parking spaces.

The building is fully leased with NNN leases from 2 to 7 year terms with annual increases. Three of the suites were updated in 2021 and all of the suite are fully build out as standard office layout with reception, conference room, private offices, kitchenette and restroom. Vacancies in the last 2 years were either filled before tenant moved out or within 45 days.

The property is located South Lakeland, near Polk Parkway (easy access to Tampa/Orlando/Winter Haven) and Bartow in the heart of Lakeland near hotels, restaurant, retail, fitness, services, coffee shop, banks and more. Strong demographic within 3 miles and within 15 minutes from Downtown, I-4, Plant City, Bartow, Mulberry, County Line Rd, Auburndale and west Winter Haven.

RENT ROLL & OPERATING EXPENSES:

- Available upon request at <https://www.kwcommercial.com/properties/?propertyId=WestHighlandSuites-Sale>

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