



# South Lakeland Building for Sale

## 5,000±SF Professional Office Building

3825 South Florida Ave.  
Suite 5  
Lakeland, FL 33813

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



**160 FITZGERALD DRIVE, LAKELAND, FL 33813**

- 5,000±SF building consisting of 4,500 SF with 500 SF of attic unfinished storage space.
- Unique high quality professional building in an established South Lakeland office park.
- Zoning allows for office or medical uses.
- Off Signalized intersection of South Florida Avenue and Fitzgerald Road.
- Sale/Purchase Price: \$850,000.00

For further information regarding this property, please contact:

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



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  
5, 000 SF PROFESSIONAL OFFICE BUILDING**

PROPERTY ADDRESS: 160 FITZGERALD DRIVE, LAKELAND, FL 33813

PROPERTY LOCATION: Off signalized intersection of South Florida Avenue and Fitzgerald Road within a professional office condominium park managed by an owners' association.

TYPE BUILDING: CB office building, built Year 2008.

SIZE BUILDING: 5,000 SF consisting of 4,500 SF on the first floor with 500 SF of attic unfinished storage space.

Building footprint is 60' x 100' (6,600 SF).

BUILDING FEATURES: Exterior: shingles roof – 4 covered entrances to the building with walkway – 2 dormers as architectural design – 3 rear entrance doors (one of which is double doors) – security system – 2 HVAC units

Interior: 2 private offices – large conference room – large breakroom with custom built cabinetry – 7' x 35' file/library area – approx. 1,650 ± SF open office area with carpeting – approx. 1,100 SF open office area with VCT tiles flooring – 3 ADA RR – 2 accesses to the attic – 9.11' drywall ceiling with mounted fluorescent lights. High quality interior finish.

LAND USE/ZONING: Linear Commercial Corridor – unincorporated Polk County, Florida.

UTILITIES: City of Lakeland Electric and Water. Polk County sewer.

PARKING: All parking within the office park is on a non-exclusive basis.

SALE/PURCHASE PRICE: \$850,000.00, cash to seller.  
Owners' Associations dues: \$450/month (roof maintenance and replacement, exterior lights, exterior painting, landscaping, dumpster).

AD VALOREM TAXES: \$8,970.31, Year 2017  
Property Folio: 23-29-12-140172-000060 Polk County, Florida

COMMENTS: This is a unique high quality professional building offering in an established South Lakeland office park within a high demographics commercial and residential hub.  
There is the possibility of a lease-back for a portion of the building.

CONTACT: Maria Mahoney, Florida Licensed Florida R.E. Broker **863 619-6740**



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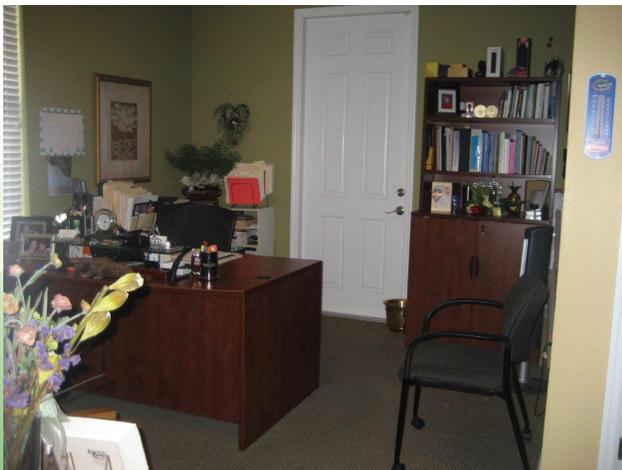


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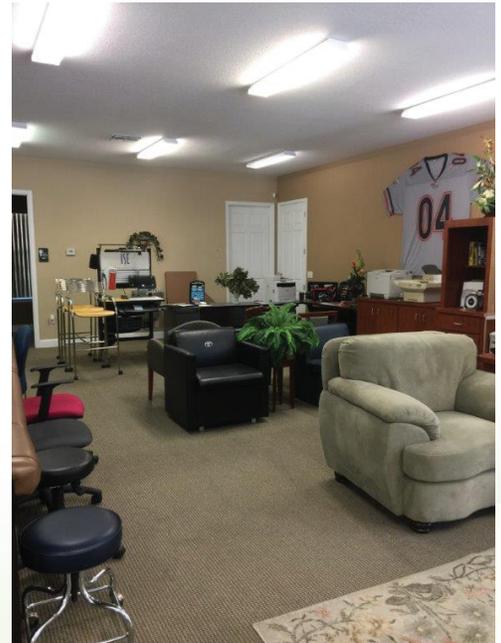
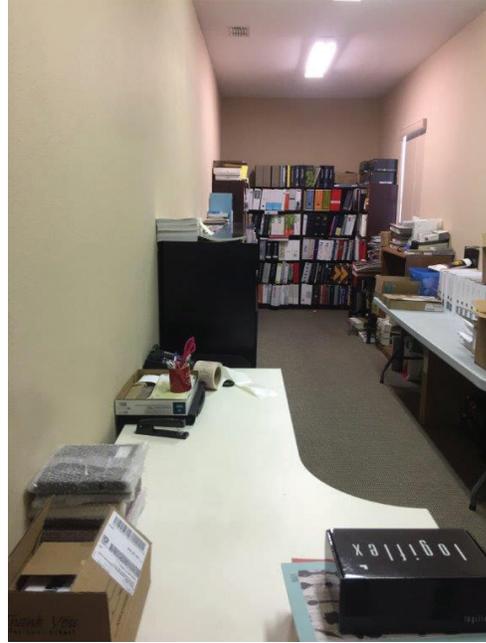


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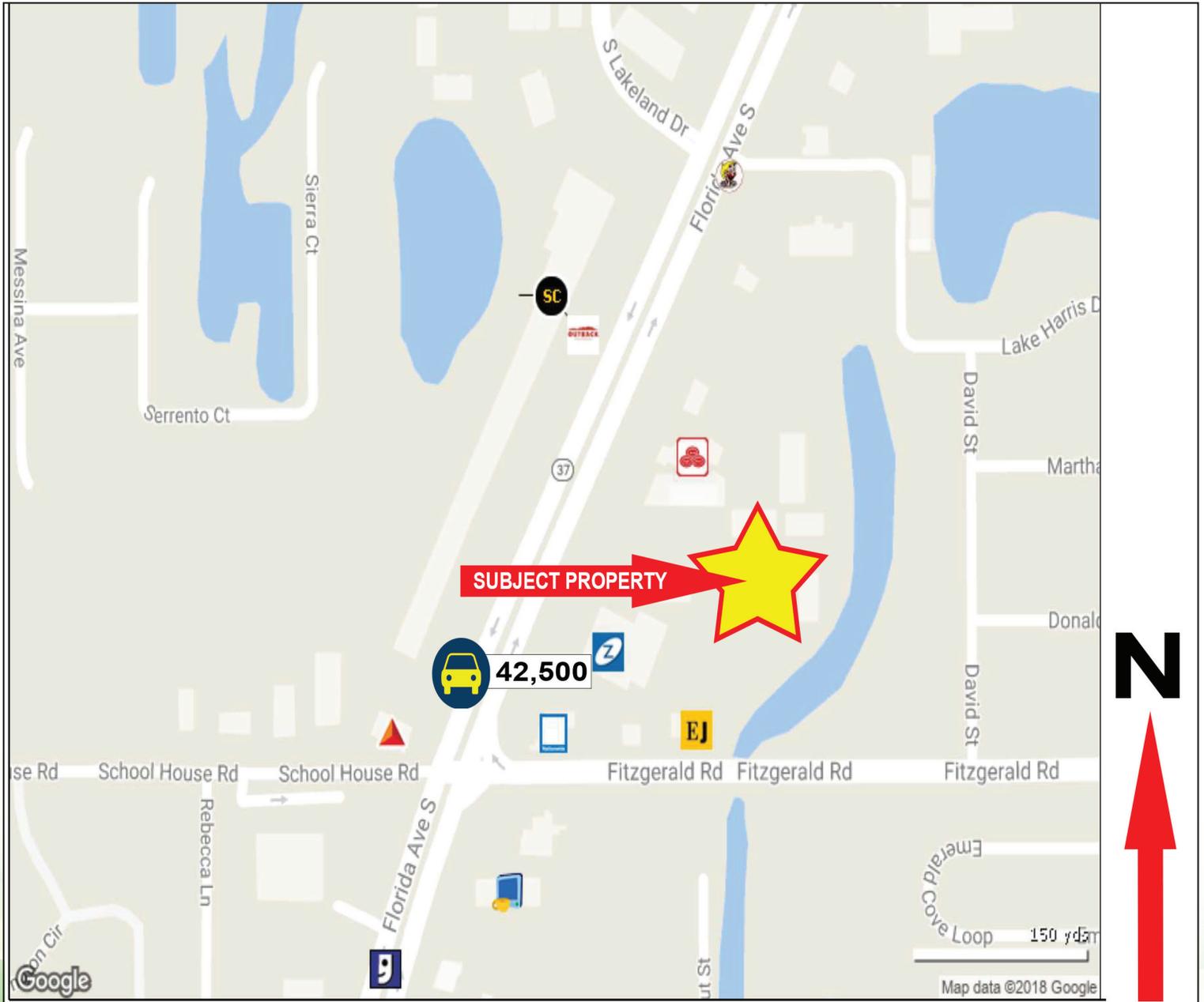
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**TRAFFIC COUNT**



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