

# Bridgeview Plaza

904-910 Magnolia Ave.  
Auburndale, FL 33823



**\*\*NEWLY RENOVATED\*\***

Retail, Office & Warehouse

Building: 12,900 ± SF | Land: 1.20 Acre

Purchase Price: \$950,000.00 (\$73.64/SF)



Maria Mahoney  
863-619-6740

maria@mahoneygroupinc.com

Located at the NW corner of  
US Hwy 92 & Magnolia Ave near  
Downtown Auburndale on a  
major East/West corridor

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## ► *For Sale* ◀ **Commercial Plaza, Auburndale, Florida** ◀

Identification:	<i>Bridgeview Plaza</i>
Property Address:	904 – 910 Magnolia Avenue, Auburndale, Florida 33823
Property Location:	Located NW corner US Highway 92/Magnolia Avenue and Ariana Avenue, just blocks West of Downtown Auburndale (Main Street), on major East / West commercial corridor.
Type Property:	Commercial Plaza – Retail/Office Strip Center.
Size Property:	1.20 acres (52,272 ± SF) – irregular shaped parcel with approx. 310’ on US 92/Magnolia Avenue
Size Building:	12,900 NUSF building, steel construction, built in 1983. Divided into several units for retail, office & storage.
Features:	Storefront glass façade with covered walkway. Signage on façade – Ample parking.
Property Condition:	Building was fully renovated in 2018 to include: **Complete new roof system ** new steel decking ** stucco building exterior ** new façade design with 3 prominent features of steel face and stucco columns ** new soffit with new lighting under canopy ** new paint building interior and exterior ** new irrigation ** new sod ** new paving.  Renovations also included interior of Suites 904, 906, 906A, 908 and 910.
Land Use/Zoning:	Primary Activity Center/C-3 City of Auburndale, Florida
Utilities:	Electric: Tampa Electric Company – Municipal water and sewer.
Ad Valorem Taxes:	\$10,149.91 Year 2020 - Property Folio: 25-28-10-322000-000093, Polk County
Sale/Purchase Price:	\$950,000.00 (\$73.64/SF).
Comments:	Excellent investment opportunity. Prime location. Established tenants.
Contact:	Maria Mahoney, Florida Licensed Real Estate Broker 863) 619-6740.

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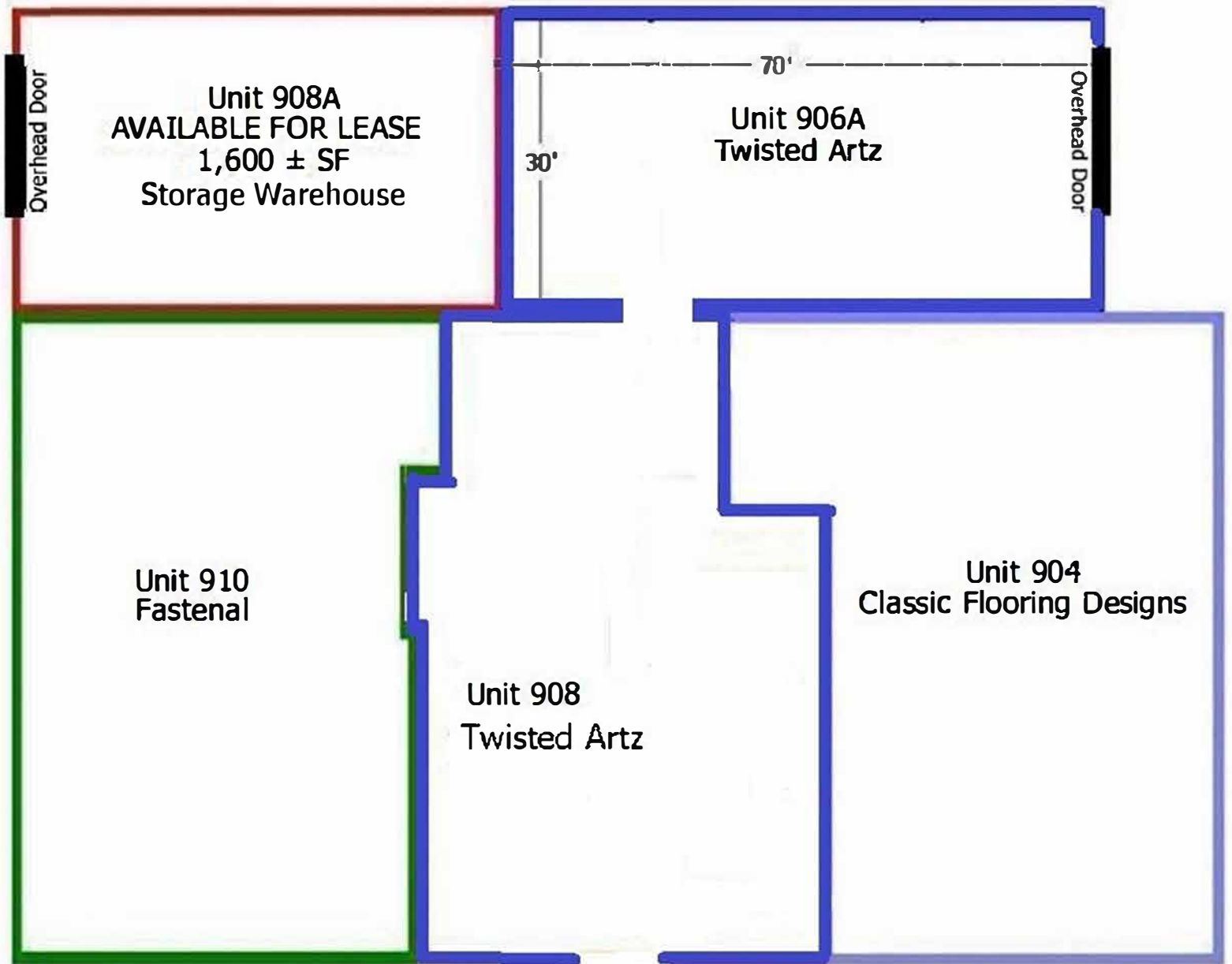
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Overhead Door

Unit 908A  
AVAILABLE FOR LEASE  
1,600 ± SF  
Storage Warehouse

30'

70'

Unit 906A  
Twisted Artz

Overhead Door

Unit 910  
Fastenal

Unit 908  
Twisted Artz

Unit 904  
Classic Flooring Designs



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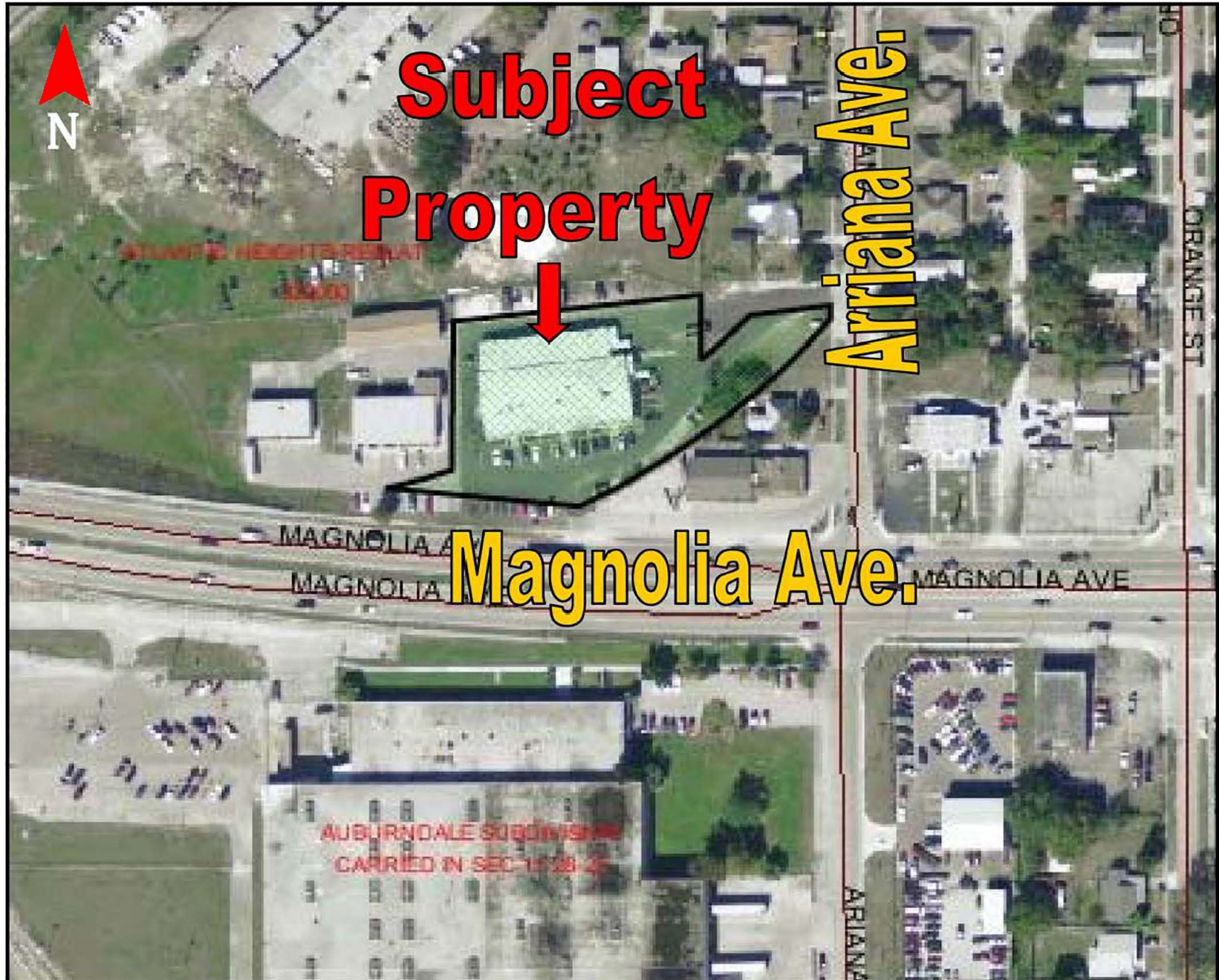
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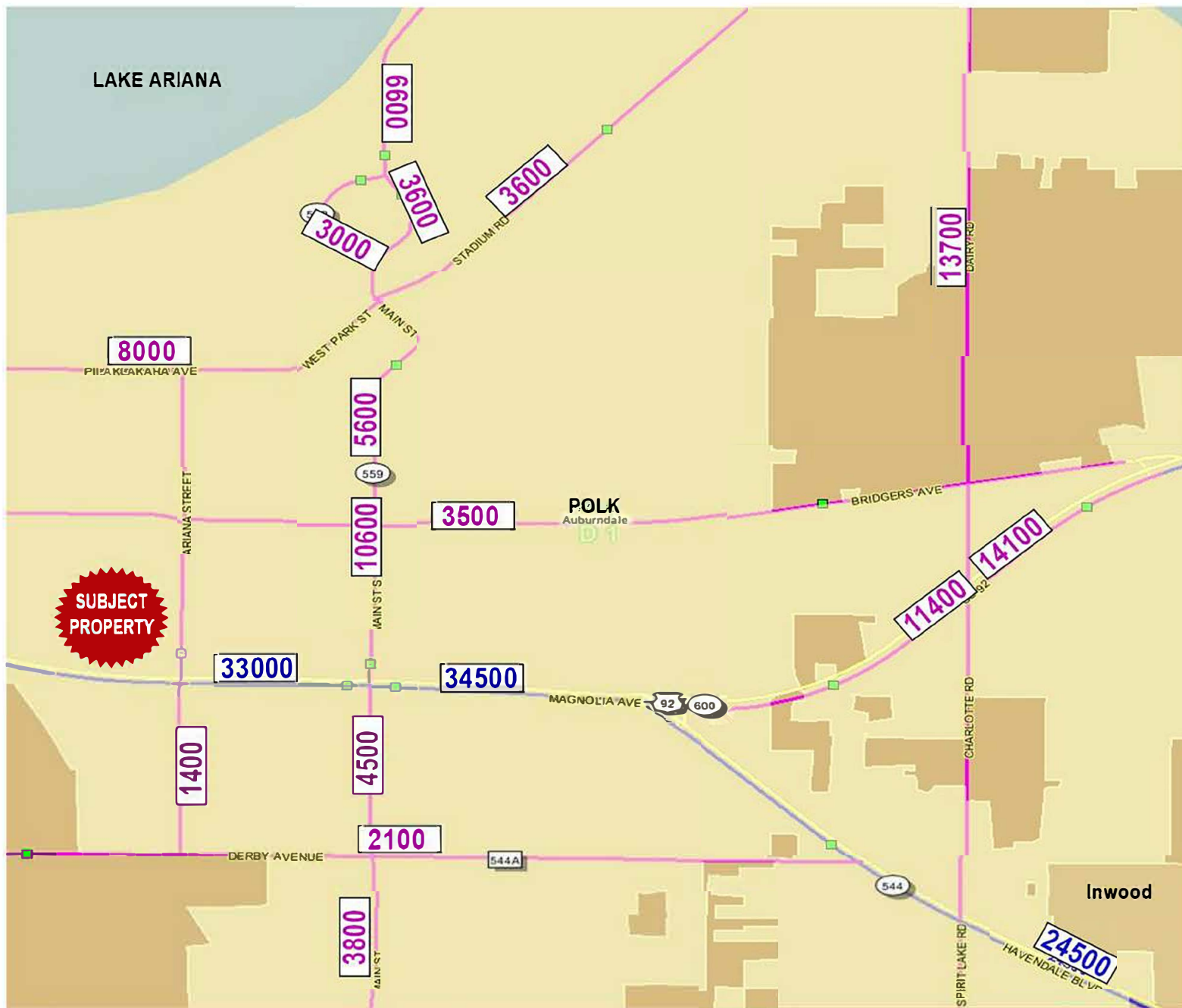
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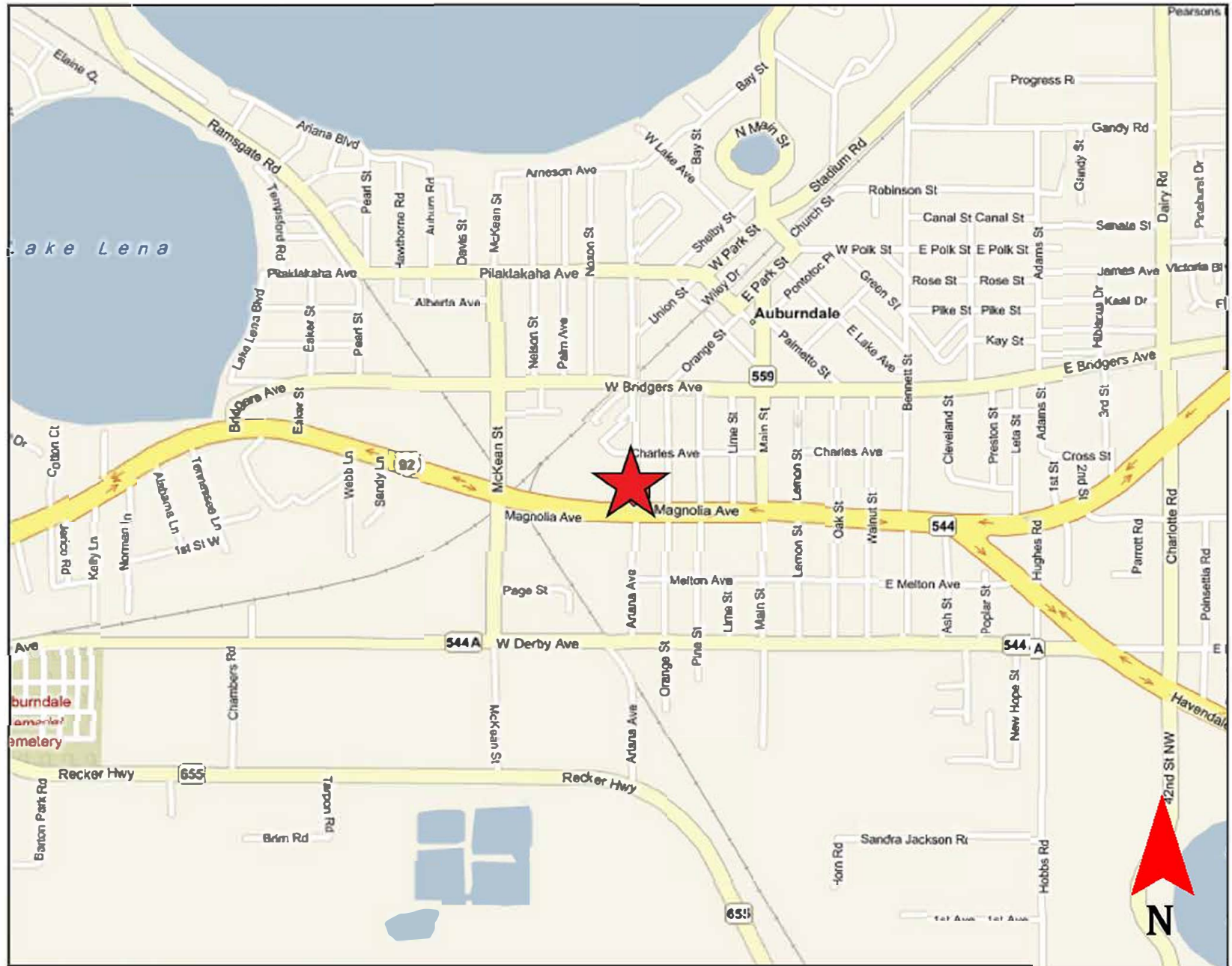
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