

LAKELAND, SOUTHGATE AREA

FOR SALE

OFFICE/RETAIL BUILDING

3825 South Florida Ave
Suite 5
Lakeland, FL 33813

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For further information
regarding these properties
please contact:

MARIA MAHONEY,
FL, REAL ESTATE BROKER
863-619-6740



**119 Allamanda Drive
Lakeland, FL 33803**

- **2,150 SF Building**
- **2 Entrances**
- **Prime Location**
- **Sale/Purchase Price: \$285,000.00**





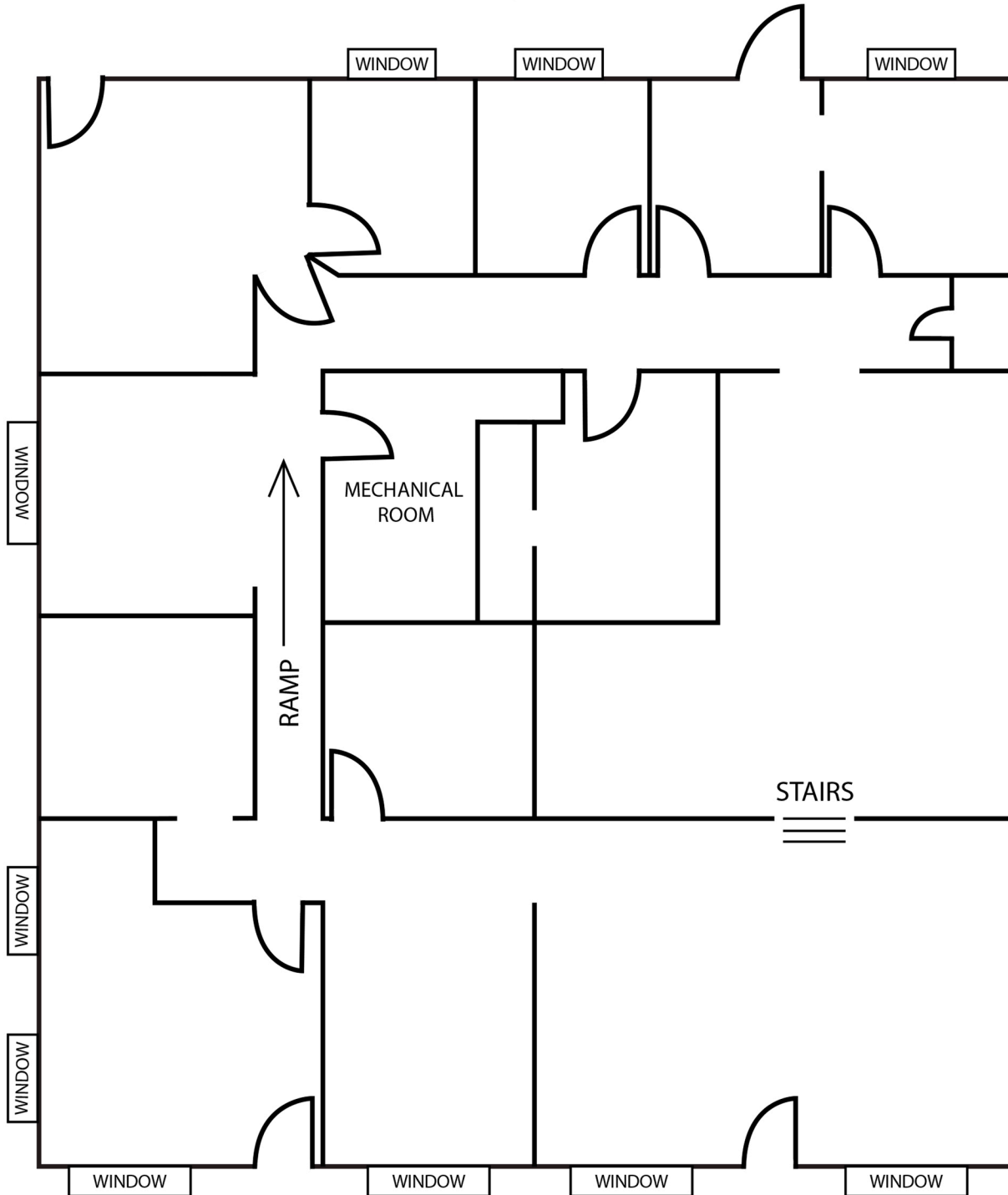
LAKELAND, FLORIDA - SOUTHGATE AREA CORNER PROFESSIONAL OFFICE BUILDING

Property Address:	119 ALLAMANDA DRIVE, LAKELAND, FL 33803
Property Location:	SW corner of Allamanda Drive and Orleans Avenue across Southgate shopping center, anchored by Publix, Tuesday Morning, Crowder Bros. (Ace Hardware) and Beall store. 3 blocks North of Edgewood Drive lighted intersection.
Property Type:	Professional office building built 1953 – CB, glass.
Land Size:	0.06 ± acre (2,613 + Square Feet)
Land Dimensions:	43' on Allamanda St x 343.87' on Orleans Avenue
Size Building:	2,150 ± SF (43' x 50')
Features:	Unique building with 2 entrances (can accommodate 2 businesses) – storefront glass - combination of retail area and private offices - the building has 2 levels reached via one set of stairs and one ramp - some plaster walls and paneling - fluorescent lighting - security system - 20' alley in back - 2 rear entrances with covered canopy. A/C unit 5± years - Oil furnace for heating. Roof 10-15 years with Urethane covering.
Parking:	8 spaces off-street + municipal parking in front of building
Land Use/Zoning:	C-2 City of Lakeland (Office/Retail).
Utilities:	Municipal Electric, Water and Sewer.
Ad Valorem Taxes:	\$1,631.82 /Year 2019 (subject to new assessment after sale) Folio #24-28-30-254800-010161
Sale/Purchase price:	\$285,000.00, Net to Seller
Comments:	Excellent opportunity for a user/investor to own a piece of commercial real estate in a high-demand area with prime location and immediate access to all of Lakeland.
Contact:	863 619-6740 Maria Mahoney, FL RE Broker 813 695-7371 Will Daniel, Commercial Realtor

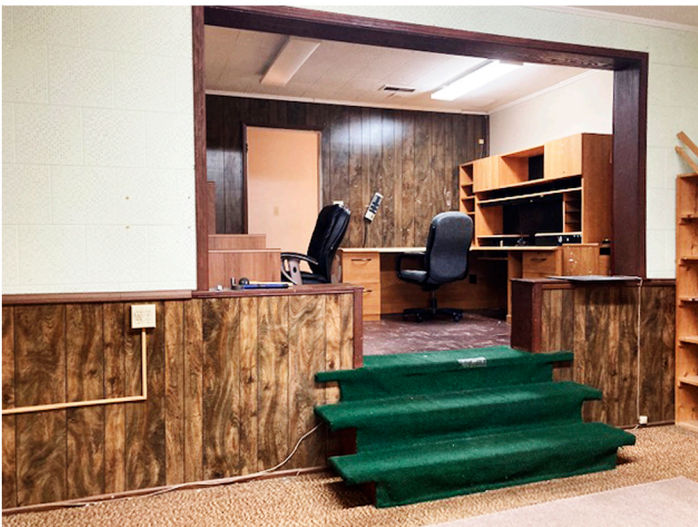
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Lakeland, FL 33803**

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ALLAMANDA DRIVE

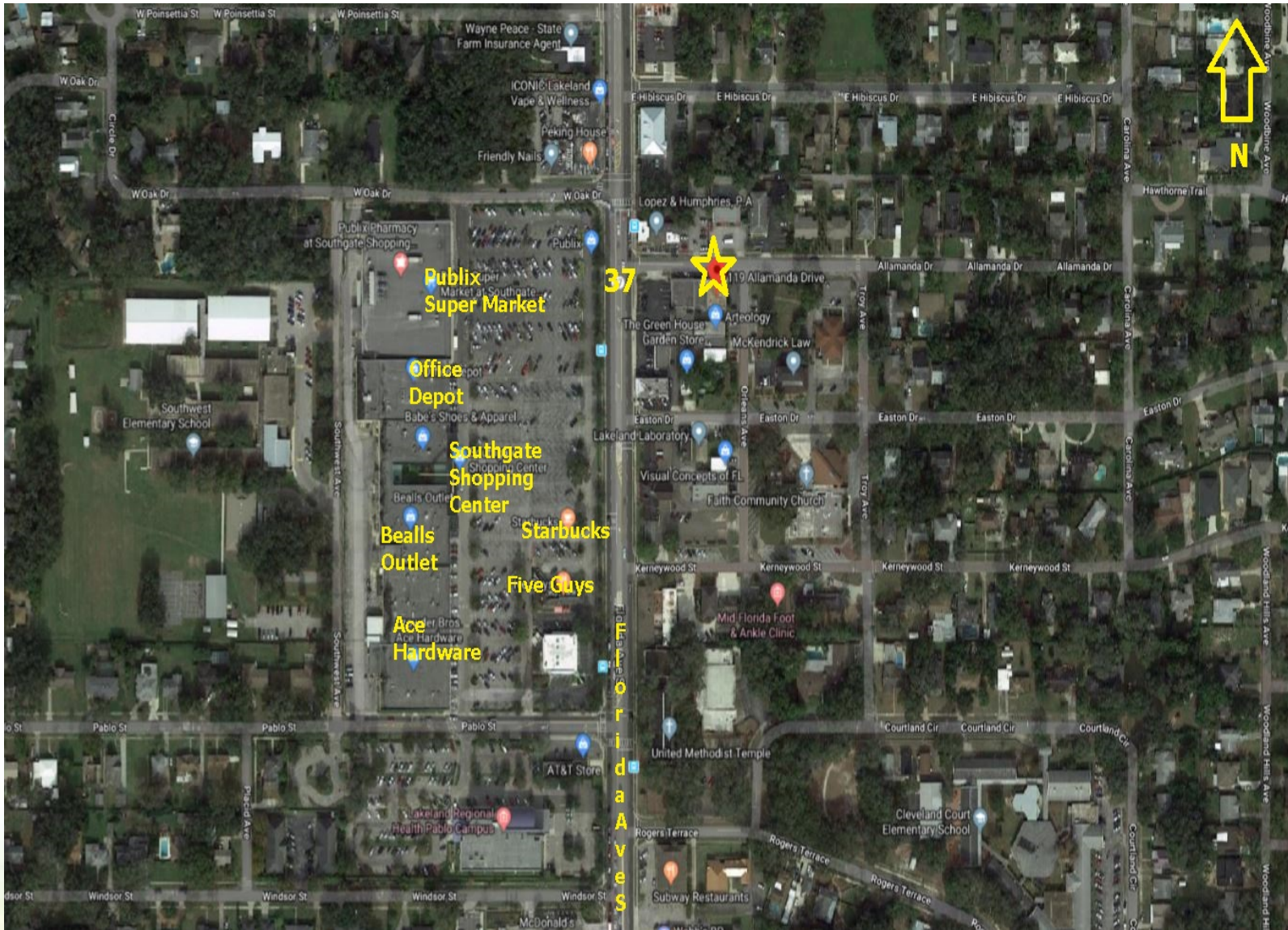




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