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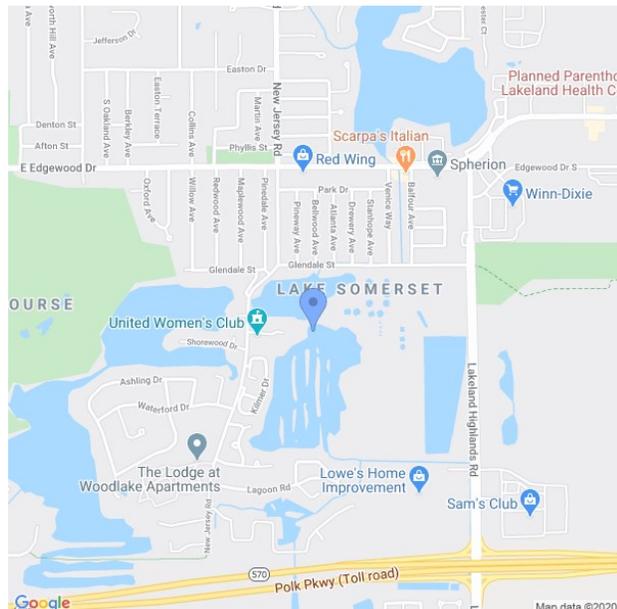


PRICE REDUCED - Professional Office Buildings - For Sale



1664 WILLIAMSBURG SQUARE, LAKELAND, FLORIDA 33803

COMMERCIAL • OFFICE • FOR SALE



SALE PRICE \$934,000 (\$104.36 /SQFT)
SALE TYPE INVESTMENT
ZONING PUD-3470-O
BLDG TYPE MULTI-TENANT
CLASS B
STATUS EXISTING
YEAR BUILT 1983

STORIES 3
GROSS BLDG 8,950 SQFT
TOTAL AVAIL 8,950 SQFT
AVAIL 8,950 TO 8,950 SQFT
RBA 8,950 SQFT
FLOOR SIZE 2,983 SQFT
MARKET TAMPA/ST. PETERSBURG
PARCEL# 24-28-32-263533-000100

- PRICE REDUCED!! • Traditional finishes inside • Three office buildings on-site (8,335 SF)
- One three-bay garage/storage building on-site (840 SF)

PRICE REDUCED!! PRICE REDUCED!!

This 9,000+ s.f. office complex overlooks Lake Somerset and is made up of four buildings. Three are joined together as one,

but could be separated. Each building has a separate address and consists of: a 965 s.f. building; a three-story, 4,080 s.f. general office building, and a 3,290 s.f. office building that has two entrances, one to the office area and one to the grand hall which is approximately 800 s.f., and was once used for auctions. The fourth building is an 840 s.f. three-car garage located behind the main structure.

The interior is of traditional design and finishes including wood flooring, carpeting, chair rails, architectural wood paneling in some areas, wood trim throughout and a fireplace or two for atmosphere.

The sale includes three (3) vacant lakefront lots adjacent to the main building.

There is a property owners' association and annual fees apply. The POA takes care of the landscaping, parking lot maintenance, exterior lighting and electrical and all water for the grounds and buildings.

Williamsburg Square Office Park is located approximately 1.5 miles north of the Polk Parkway off of Lakeland Highlands Rd. in SE Lakeland.