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Prime South Lakeland Commercial Development Parcel

**FOR
SALE**



4410 South Florida Court, Lakeland, FL 33813

- Located one block East of South Florida Avenue at the Highland Drive intersection.
- Visibility from South Florida Avenue and Highland Drive.
- .5540 acres (24,132 ± SF).
- C-2 Commercial Zoning, City of Lakeland.
- This property offers a unique opportunity for development with high visibility, access and parking.
- Sale/Purchase Price ~~\$247,500~~ price reduced to \$205,500.00, cash to seller.

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.



PRIME SOUTH LAKELAND COMMERCIAL PARCEL

IDENTIFICATION	PRIME SOUTH LAKELAND COMMERCIAL PARCEL
PROPERTY ADDRESS	4410 South Florida Court Lakeland, FL 33813
PROPERTY LOCATION	One block East of South Florida Avenue at the Highland Drive lighted intersection with visibility from S. Florida Avenue and Highland Drive. Behind TD Bank and catty corner from Walgreens.
SIZE PROPERTY	0.5540/acre (24,132.24 $\pm$ SF) Dimensions: 162' on S. Florida Court x 148.97' (mol)
IMPROVEMENTS	2 buildings (1,789 SF + 1,728 SF), circa 1950's vintage. No stated value. Condition has not been assessed as to viability for use or conversion.
LAND USE/ZONING	C-2 – Commercial - City of Lakeland Allows broad range of commercial uses from office buildings to restaurants, medical, retail and more.
AD VALOREM TAXES	\$2,500.99/Year 2015
PROPERTY FOLIO	24-29-06-000000 Parcels 044290 and 044450, Polk County
SALE/PURCHASE PRICE	\$205,500.00, Cash to Seller
COMMENTS	This property is located at the convergence of S. Florida Avenue and E. Highland Drive, a major East-West connector in Lakeland. Lush landscaping with mature oaks – partially fenced - Immediate vicinity to high demographics residential and major commercial activity intersection. The property offers a unique opportunity for development with high visibility, access and parking.



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