



**Phillip Mays**  
Broker/Owner  
NAI Ulysses Realty

# BK3016134  
☎ (863) 647-0862  
☎ (863) 409-2277  
✉ pmays@NAIulyssesrealty.com

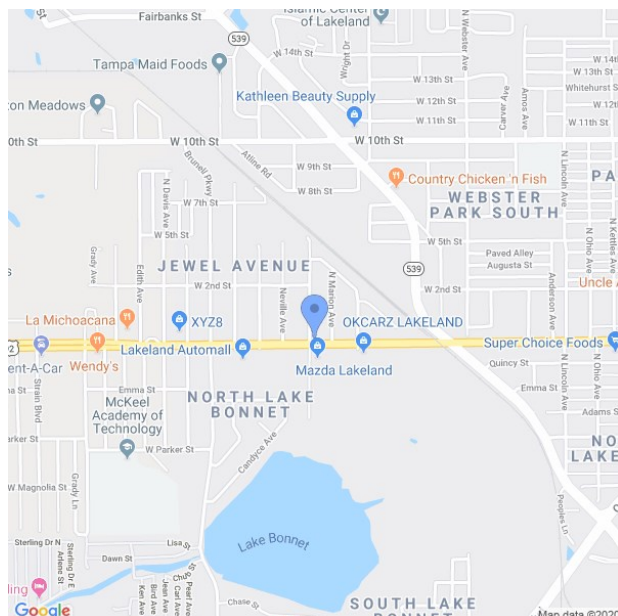
**NAI Ulysses Realty**

# Investment or Owner User Property For Sale

1253 WEST MEMORIAL BOULEVARD, LAKELAND, FLORIDA 33815



COMMERCIAL • OFFICE • FOR SALE



SALE PRICE **\$639,000 (\$139.79 /SQFT)**  
BLDG TYPE **OWNER-USER**  
CLASS **C**  
STATUS **EXISTING**  
YEAR BUILT **1971**  
STORIES **1**  
GROSS BLDG **4,571 SQFT**

TOTAL AVAIL **4,571 SQFT**  
AVAIL **4,571 TO 4,571 SQFT**  
RBA **4,571 SQFT**  
FLOOR SIZE **4,571 SQFT**  
LAND AREA **1.08 ACRES**  
MARKET **TAMPA/ST. PETERSBURG**  
SUB-MARKET **POLK COUNTY**  
PARCEL# **23-28-11-031500-001020**

CONFIDENTIAL LISTING. NO SIGN. THIS IS AN ACTIVE CHIROPRACTIC PRACTICE. PLEASE RESPECT THE OWNER'S REQUEST. Property showings are by appointment only. Contact Broker listed.

This three parcel property has Memorial Blvd. exposure; sits on a corner and has entrances from two streets. The adjacent property is also for sale and would offer 1.5+/- acres with 250 LF of frontage on busy W. Memorial Blvd. with a T/C of 33,000 vehicles per day for a redevelopment project. Zoning permits uses such as: office, retail, day care center, motor vehicle sales & service just to name a few.

