



◇ **FOR SALE** ◇ **12,000 SF OFFICE BUILDING** ◇ **BARTOW, FLORIDA**

Property Address: 195 S. Broadway Avenue, Bartow, FL 33830

Location: Downtown Bartow, SWC W. Main Street and Carpenter Ave. and fronting on W. Summerlin Street with parking at the NWC of S. Broadway Ave. and W. Summerlin St. Two blocks South of Polk County Courthouse and County Government/Administrative offices.

Property Type: Free-standing professional office building.

Size Building: 12,089 Gross SF - 11,362 NRSF

Size Land: .68 Acres (29,620.80 ± SF on 2 lots): 80 LF on W. Main Street x 208.70 LF on S. Carpenter Avenue. Parking 104.35 LF on W. Summerlin x 78.35 LF on S. Broadway

Description: CB building Year 1957 with addition Year 2000 and full renovation Spring 2025 with new TPO roof, new paint (walls and doors), new carpet flooring throughout, upgraded landscaping and more. Floor plan consists of 65+ offices, large lobby/reception, several conference rooms, storage, breakroom, RR and server room. Eight (8) HVAC units replaced Year 2021 with partial ductwork replacement. Hard wired-offices, auto-closure in most doors – security cameras – 66 parking spaces (6/1,000 SF).

Zoning: Professional/Medical - City of Bartow, Florida

Utilities: Municipal Electric, water and sewer, City of Bartow

Ad Valorem taxes: \$26,735.16 (Year 2024) - Property Folio: 25-30-05-372500-017021 and 017031, Polk County

Sale/Purchase Price: \$1,800,000.00 (\$148.89/SF), cash to Seller.

Comments: This property is a unique offering in the heart of Bartow's Business District – Ideal for an Owner/User or an Investor who sees the potential to divide the building into multiple office suites. Great quality building with multiple amenities and immediate access to Lakeland and Central Florida via SR 60 and SR 570 (Polk Parkway).

Exclusive Agent: Maria Mahoney, Licensed Florida R.E. Broker 863 640-0445

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 or tenants are encouraged to verify, independently, all pertinent data.

The Mahoney Group, Inc. 3825 South Florida Avenue, Suite 5, Lakeland, FL 33813 is the agent of and represents the property's Owners/Sellers.