

32,400 SF COMMERCIAL PARCEL FOR SALE

3825 south florida avenue
lakeland, florida 33813
phone: 863.619.6740
fax: 863.619.6750
e-mail: maria@mahoneygroupinc.com



5220 U.S. Highway 98 North, Lakeland Florida 33809

- ⌘ .74/acre (100' x 324')
- ⌘ Commercial Zoning LCC
City of Lakeland
- ⌘ High Visibility and Access
Across from North Towne Square
- ⌘ Fronts on US Highway 98 N
and Cornell Street
- ⌘ At the Center of Major
Commercial Corridor
- ⌘ Sale Price: \$400,000.00

For further information regarding this offering, please contact:
Maria Mahoney, Broker/Realtor at (863) 619-6740.



Smart phone
scan
for website



Like us on
Facebook

Visit Us On The Web: www.mahoneygroupinc.com

Information contained herein is from sources deemed reliable, but no warranty is made as to the accuracy thereof. This offering is made subject to errors, omissions, change of price or other conditions, prior to sale or lease or withdrawal without notice. Prospective buyers are encouraged to verify, independently, all pertinent data.

**MAHONEY
GROUP INC.**
commercial real estate services



RETAIL/OFFICE DEVELOPMENT PARCEL

IDENTIFICATION	RANDLE
PROPERTY LOCATION	5220 US Highway 98 North, Lakeland FL 33809
SIZE PROPERTY	32,400 SF or .74 acres
LAND DIMENSIONS	100' frontage US Highway 98 North and Cornell St. 324' ± depth, consisting of 2 contiguous parcels
DESCRIPTION	Level land with some trees – one concrete pad
ZONING/LAND USE	LCC (Linear Commercial Corridor) - City of Lakeland This zoning allows a broad range of commercial uses.
UTILITIES	Municipal Electric and Water - Septic System Sewer is available approx. 400 yards to the South
TAX I.D.	S 26 T27 R23 010000 Parcels 002203 and 002202
AD VALOREM TAXES	\$2,252.94 – Year 2013
PROPERTY FOLIO	23-27-26-010000-002202 and 002203, Polk County
COMMENTS	This property is located directly on US 98 North, the main North/South thoroughfare in Lakeland - about 2.5 miles North of Interstate-4 and Lakeland Regional Mall (1.2 million SF mall) – across from North Towne Square shopping center. High visibility and access with frontage on 2 roads in a high commercial district.
SALE PRICE	\$400,000.00 (\$12.35/SF) cash to Seller.
CONTACT	Maria Mahoney, Broker/Realtor 863) 619-6740 The Mahoney Group, Inc. 3825 S. Florida Avenue – Suite 5 Lakeland, FL 33809

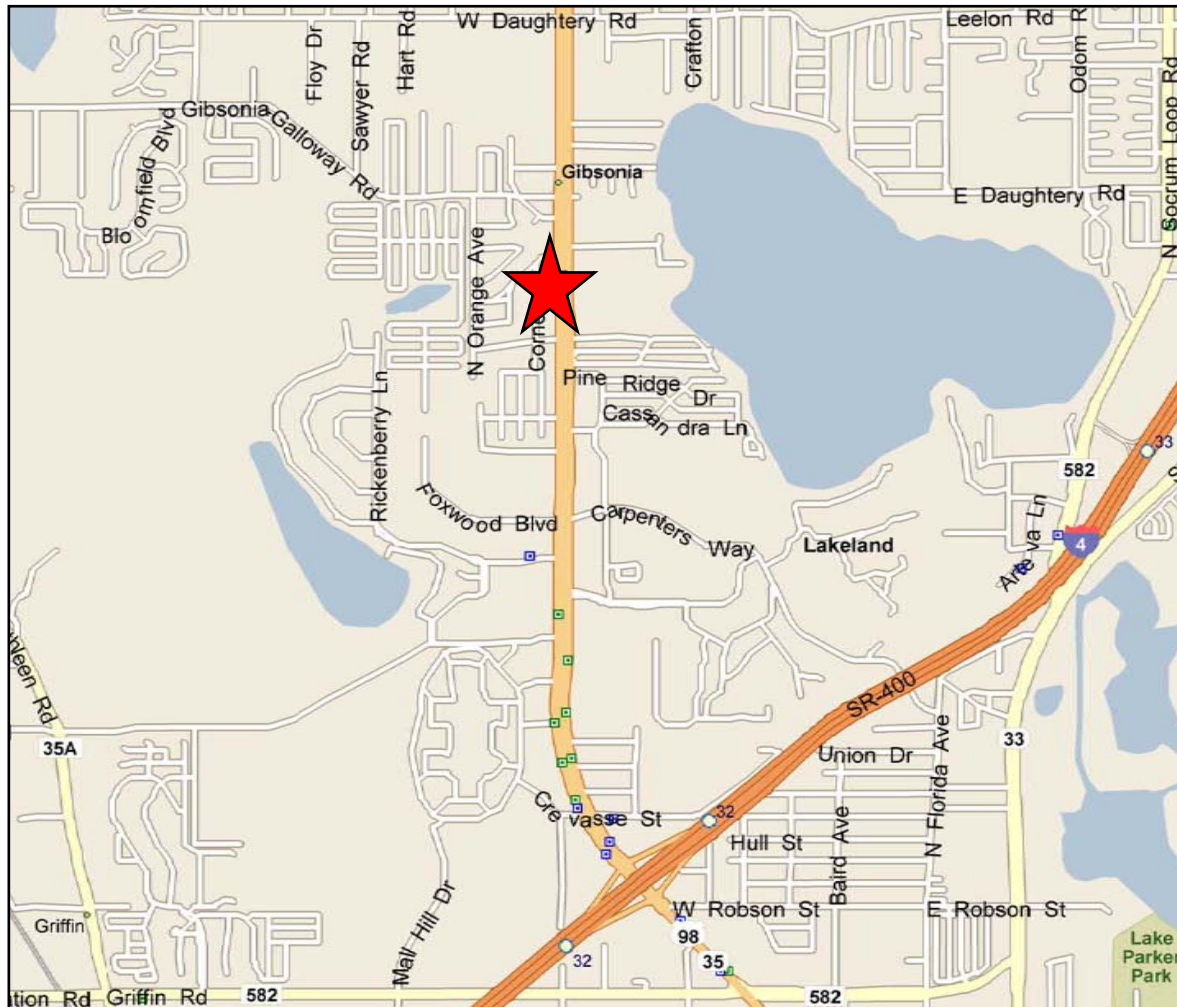
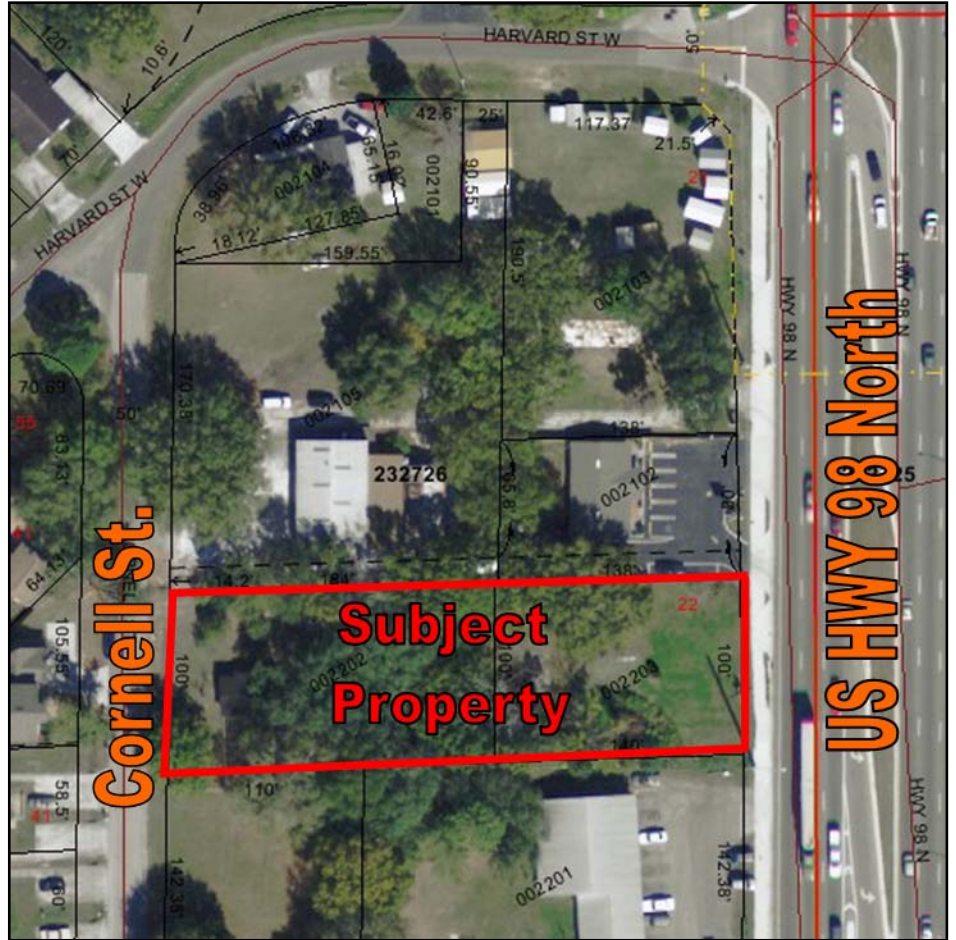
DISCLAIMER: Information contained herein is from sources deemed reliable but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers or tenants are encouraged to verify, independently all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland is the agent of and represents the Owner.

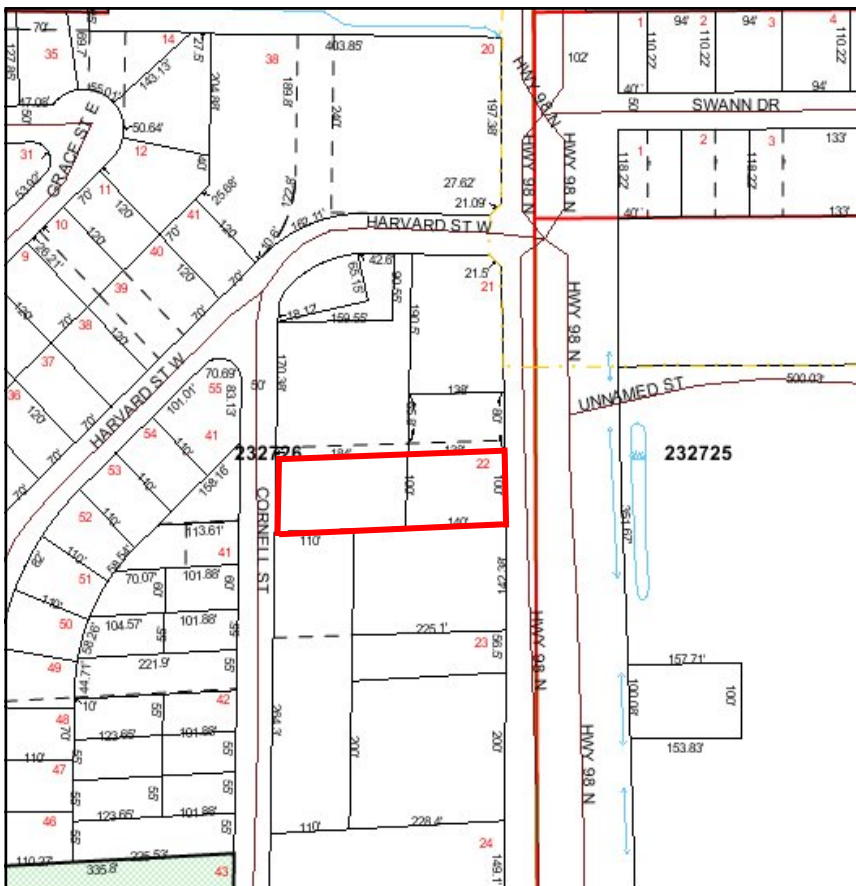
5220 U.S. Highway 98 North,
Lakeland, FL 33809





**5220 U.S. Highway 98 North,
Lakeland, FL 33809**





**5220 U.S. Highway 98 North,
Lakeland, FL 33809**

