



# Prime Commercial Building

1-4 / NORTH LAKELAND, FLORIDA

3825 South Florida Ave.  
Suite 5  
Lakeland, FL 33813

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*Commercial  
Real Estate Services  
From Local to Global  
Since 1998*



## 3004 US HIGHWAY 98 NORTH, Lakeland, FL 33809

For further information  
regarding this property,  
please contact:

**Maria Mahoney,**  
FL, Real Estate Broker  
**863-619-6740**



- 3,610 ± SF Commercial Building.
- Covered porch with double entry doors - reception area with sliding window for admin, office-can accommodate up to 11 offices - large conference room or training room - back office (needs upgrading). Parking: 10 spaces in front + 12 in back area (unpaved) Large pylon sign - shingle roof - 2 A/C units.
- Prime building location with high visibility and access.
- SW quadrant of US Highway 98 North and E.F. Griffin Road, (1/4 mile South of 1-4 Interstate).
- Sale/Purchase Price: \$775,000.00

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 COMMERCIAL BUILDING I-4/NORTH LAKELAND, FLORIDA**

Property Address:	3004 US HIGHWAY 98 NORTH, LAKELAND, FL 33809
Property Location:	SW quadrant of US Highway 98 North and E.F. Griffin Road, (1/4 mile South of I-4 intersection)
Type/Size Building:	3,610 ± SF Commercial Building built 1976
Land Size/Dimensions:	.46 acre (20,037.60 ± SF) 90.00' frontage on US Highway 98 North 183.42' North boundary 262.56' South boundary
Building Features:	Covered porch with double entry doors – reception area with sliding window for admin. office – can accommodate up to 11 offices – large conference or training room – back office (needs upgrading). Parking: 10 spaces in front + 12 in back area (unpaved). Large pylon sign – shingle roof – 2 air conditioning units.
Land Use/Zoning:	RAC (regional Activity Center) with a C-4/UCO zoning (Community Center Commercial/Urban Corridor)
Utilities:	Electric: Lakeland Electric Municipal Water: City of Lakeland Septic system with possibility to connect to municipal sewer system (gravity line).
Sale/Purchase Price:	\$775,000.00 Lease may be considered
Property Folio:	23-28-01-016500-000315, Polk County, Florida
Ad Valorem taxes:	\$4,437.63 Year 2016
Comments:	Prime building location with high visibility and access. Uses could include retail/professional office/hair salon-spa/medical.
Contact:	Maria Mahoney, Florida Licensed Real Estate Broker 863) 619-6740



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## 3004 US HIGHWAY 98 NORTH, LAKELAND, FL 33809

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 28 South, Range 23, Polk County, Florida, said point also being the Northwest corner of Lot 3, WEBSTER & OMOHUNDRO ESTATE LANDS, according to the plat thereof recorded in Plat Book 3, Page 81, in the Public Records of Polk County, Florida; thence South along the West boundary of the Southwest 1/4 of the Northeast 1/4 a distance of 330.01 feet to the Point of Beginning; thence South along said West boundary, 122.18 feet; thence North 47°25' East, 266.20 feet, to the point on the West right-of-way line of State Road 700 (US 98); thence North 42°35' West along said West right-of-way line 90 feet; thence South 47°25' West, 183.42 feet to the Point of Beginning. LESS right-of-way for State Road 700 (US 98).

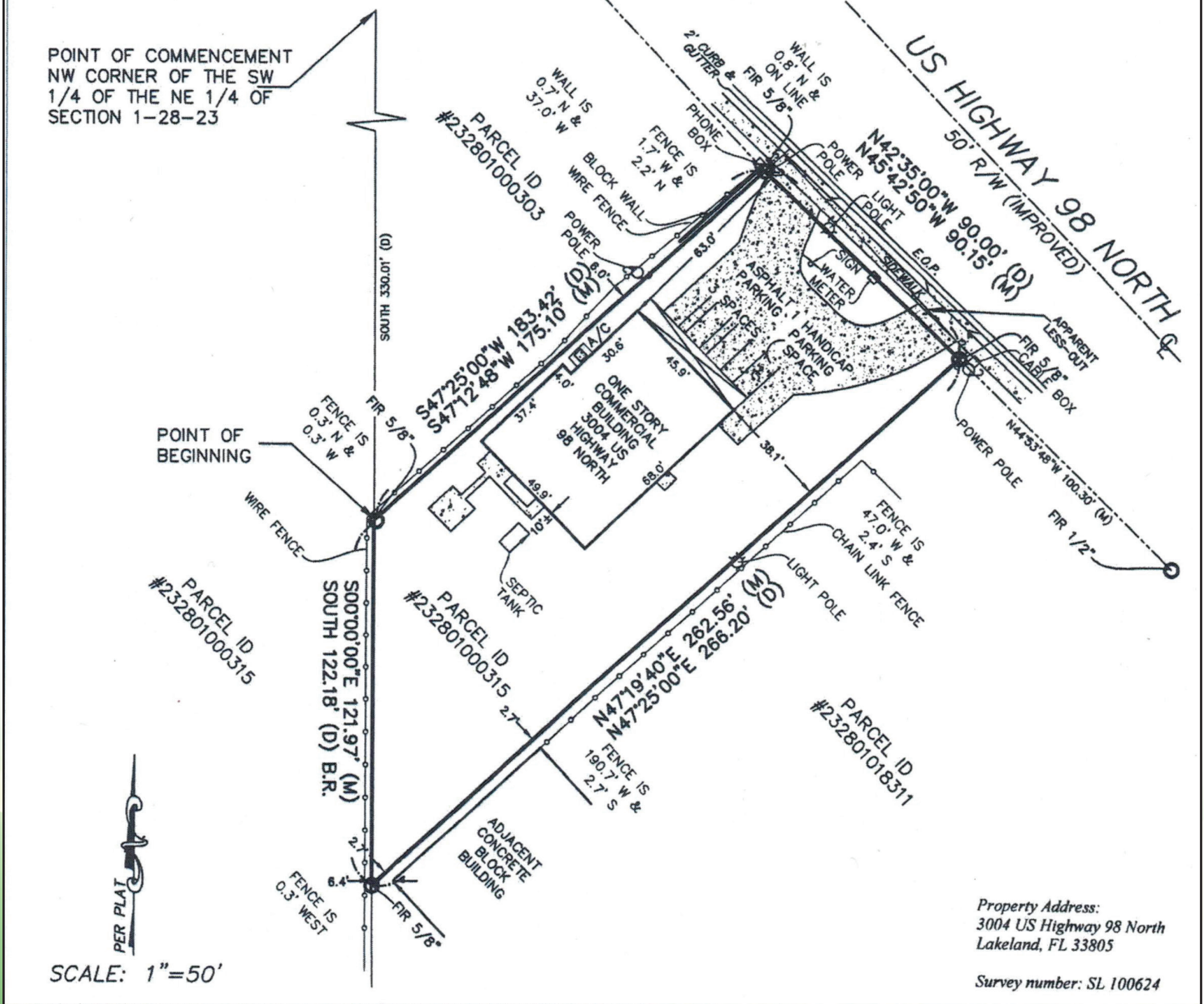
**Community number:** 120267 **Panel:** 0304  
**Suffix:** F.F.I.R.M. **Date:** 12/20/2000 **Flood Zone:** X  
**Date of field work:** 11/19/2008 **Completion Date:** 11/21/2008

**Certified to:**  
 Center State Insurance, LLC; Stephen H. Artman, P.A.; Attorneys' Title Insurance Fund, Inc.; CenterState Bank, its' successors and/or assigns.



LOCATION SKETCH

Not to Scale



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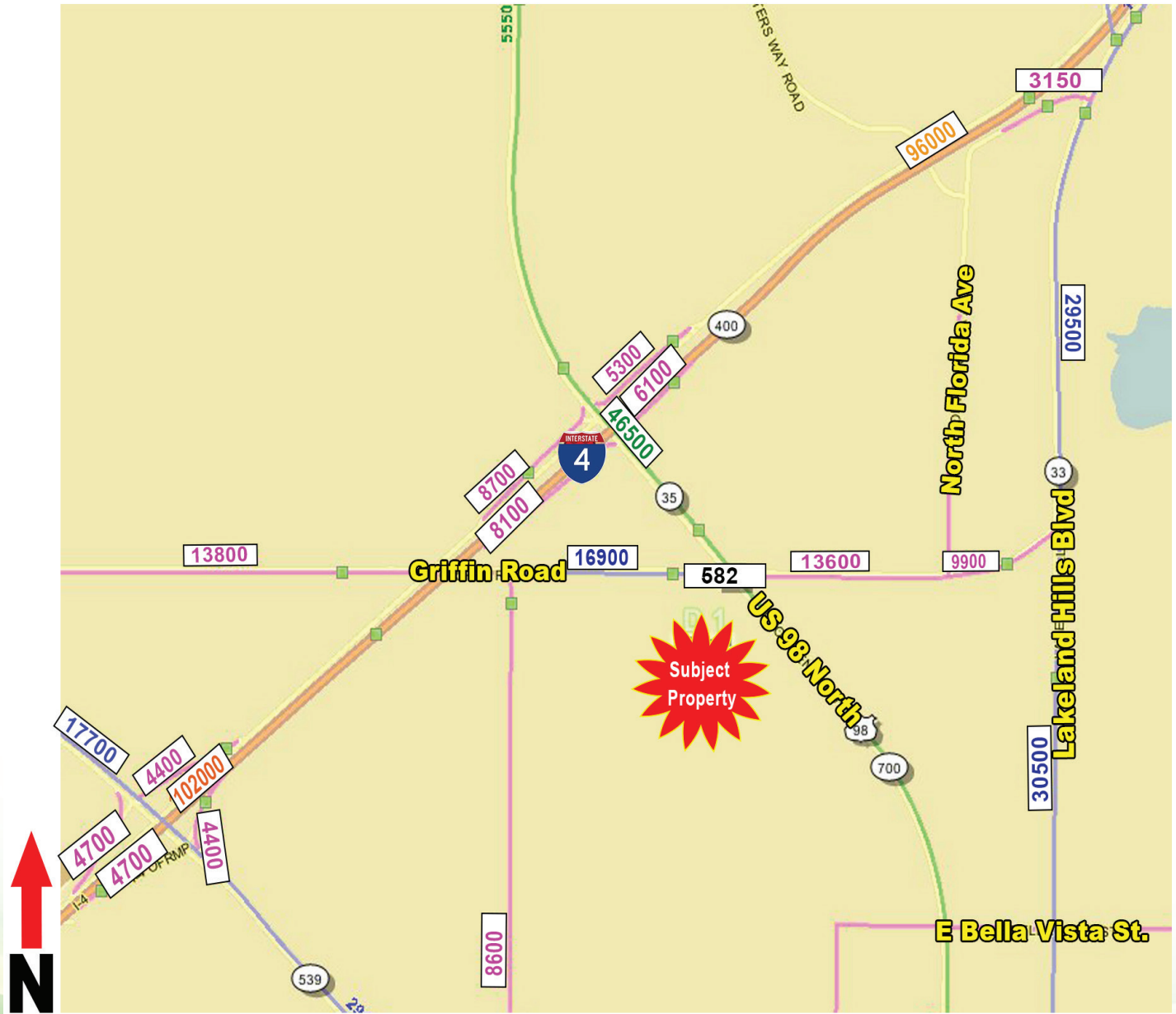


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## Traffic Count



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