



DOWNTOWN LAKELAND VINTAGE BUILDING FOR SALE

3825 South Florida Ave.
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Lakeland, FL 33813

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Real Estate Services
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For further information
regarding this property,
please contact:

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



401 S. FLORIDA AVE LAKELAND, FL 33801

- Within Lakeland's Downtown business and financial center
- 12,000 \pm SF, 3 Story building
- 1924 Vintage Building
- 1st Floor: 4,246 NRSF retail/office use
- Mezzanine Level: 2,843 \pm SF
- 3rd Floor: 4,297 \pm SF open loft
- Ideal for art/dance studio, art gallery, fitness studio, event room
call center

Sale/ Price: \$ 088,000.00



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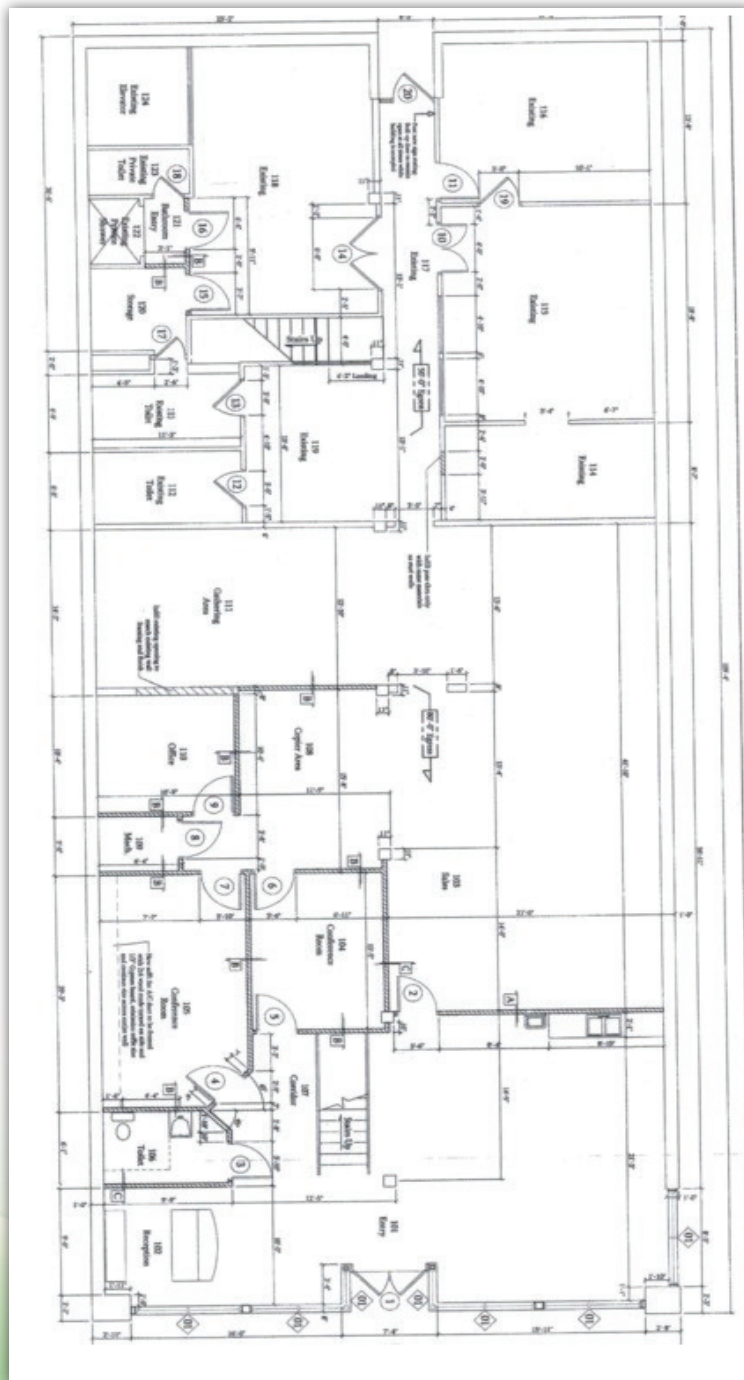
Identification	The 401 Building
Property Address	401 South Florida Avenue, Lakeland, FL 33801
Property Location	SW corner of Florida Avenue and Lime Street, 2 blocks East of Lakeland RP Funding Center, in Downtown business and financial center.
Type Property	12,000 \pm SF, 3-story + basement, 1924 vintage building, CB/brick construction.
Land Size	0.02272/acre (9,896.83 + SF)
Dimensions	79.55 ' frontage S. Florida Avenue x 125' on Lime Street
Features:	<p>1st floor: 4,246 \pm SF retail/office use. Partial high ceilings, exposed original brick walls, new epoxy flooring (2017), painted art work on walls, 5 RR, server room, large storefront windows, cafe/kitchenette area, 5 private offices, O/H door. Many extras.</p> <p>Mezzanine level: 2,843 \pm SF with balcony, stairwell, 1 RR and new carpet (2017).</p> <p>3rd floor: 4,297 \pm SF open loft with original wood floors, high beams, exposed rafters, many windows. Access to roof.</p> <p>Basement for storage.</p> <p><i>New passenger elevator (2018) servicing three floors.</i></p>
Parking	18 parking spaces (5 in municipal parking lot) across the street.
Zoning	C-6 City of Lakeland (Retail/office/residential loft).
Utilities	Municipal Electric, water and sewer.
Purchase Price:	\$1,088,000.00
Ad Valorem Taxes:	\$15,572.69/Year 2018
Property Folio:	23-28-24-119000-001010, Polk County, Florida
Comments:	Unique 90+ year old character building, offering multiple options for corporate offices or retail. Zoning allows loft for urban living. Additional uses could be restaurant, caf�, art/dance studio, art gallery, fitness studio, event room or call center.
Contact:	863 619-6740 - Maria Mahoney, Lic. Florida Real Estate Broker 813 695-7371 - Will Daniel, Commercial Realtor

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FIRST FLOOR

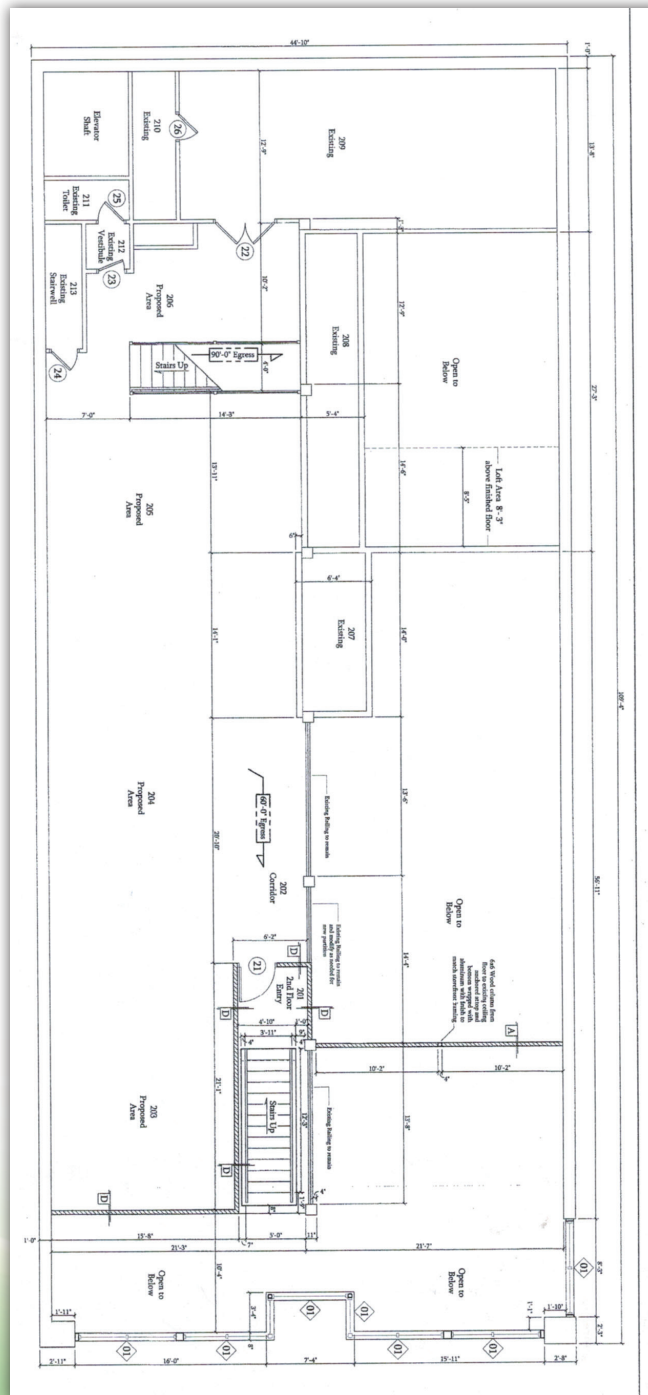


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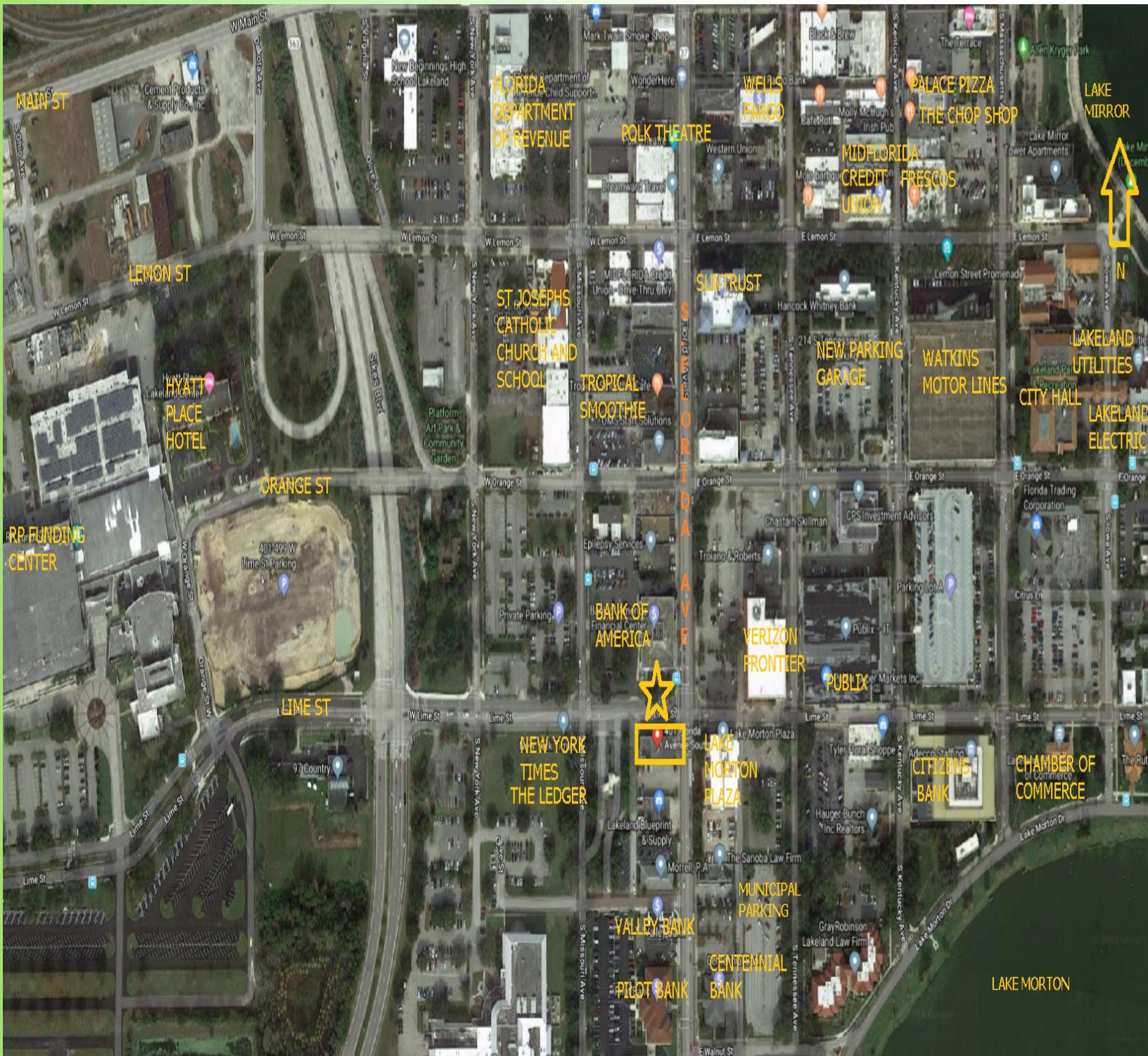


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SECOND FLOOR



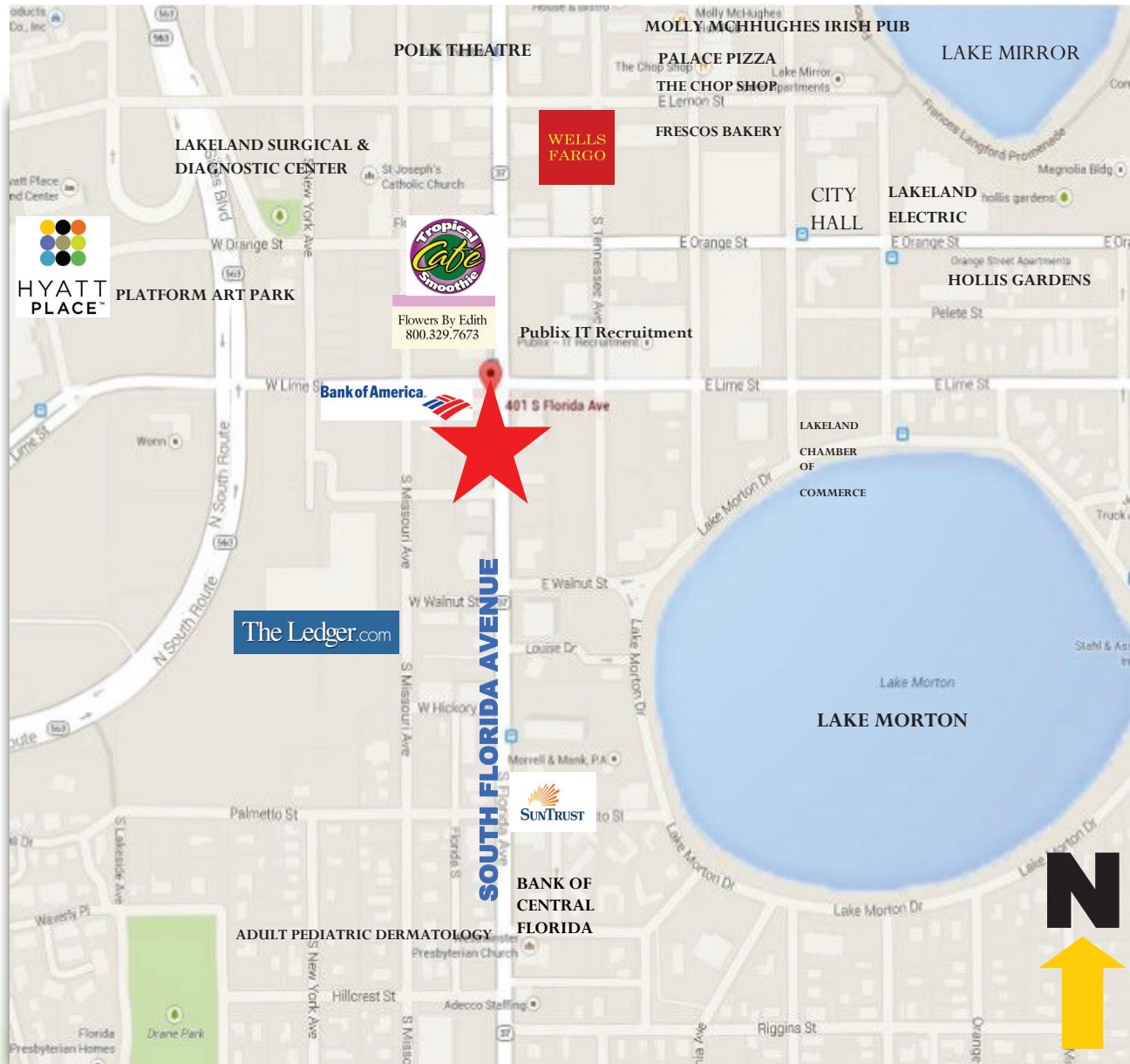
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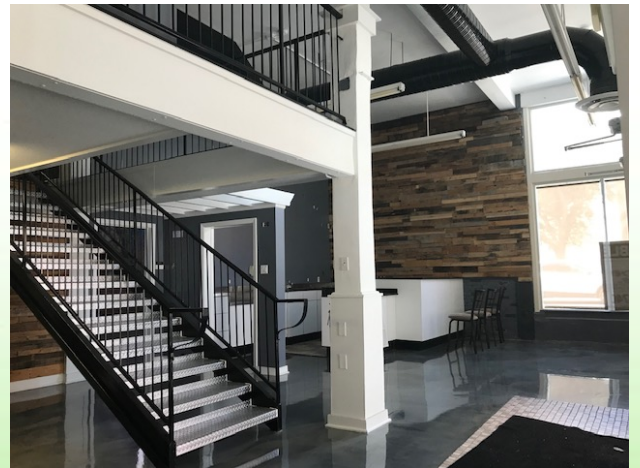
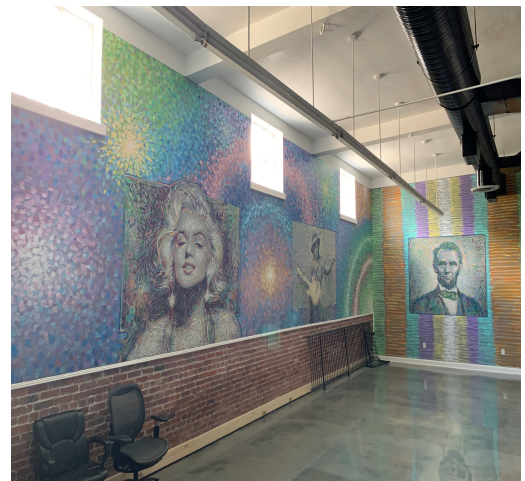
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