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FOR SALE

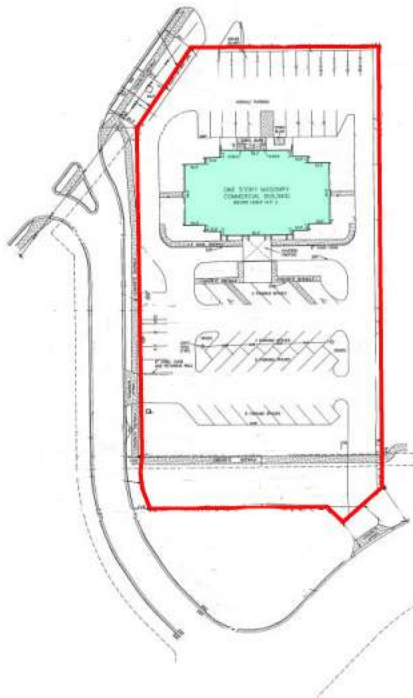
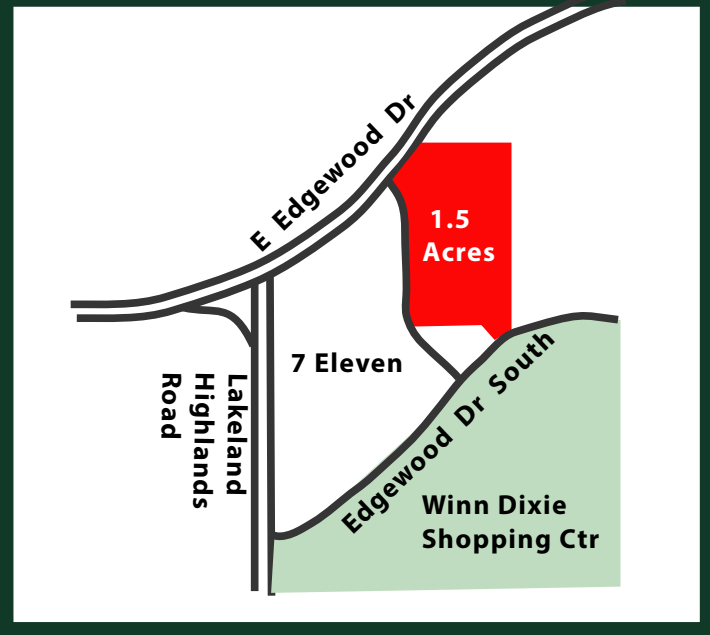
6,470 SF Professional Office Building
Edgewood Drive At Lakeland Highlands Road



2020 Edgewood Drive, Lakeland, FL

This is a great looking building, originally built as pediatric offices in 1974, then fully renovated into psychiatry offices in 1991. 6,600 SF under roof, with 6,470 air conditioned. Well-maintained. New HVAC in 2016. Parking is twice typical ratio. City utilities.

Building Plus 57 Parking Spaces on 1.5 Acres of Land - Room to Expand



SALE

\$966,000.00
\$149 /SF

LEASE

\$18/SF 3NET
Credit Tenant



BILL SAMMONS, CCIM

505 BARTOW ROAD
LAKELAND, FL 33801

BILL@sammons and company.com

863-688-3323

Every effort has been made to provide accurate information. However, we are not responsible for errors, omissions, prior leasing, change of price or withdrawal from market without notice. Buyer, independent of the broker or owner, shall determine status of all building conditions, permitting, utilities, concurrency, consistency, zoning, and compliance with the Americans with Disabilities Act. Sammons & Company, Realtors, a Florida corporation, is the agent for this owner.