



John Sadri  
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## 705 E Orange St - Southern Charm Office Building

3,856 SF Office Building Offered at \$875,000 in Lakeland, FL



### HIGHLIGHTS

Immaculately Renovated Historic Building

9 Office Suites

Across from Hollis Garden, Barnett Family Park, &  
Lake Mirror

## INVESTMENT SUMMARY

JOHN SADRI & COMPANY IS PROUD TO represent this award-winning historic building in the heart of beautiful downtown Lakeland across from Hollis Garden, Lake Mirror, and Barnett Family Park. This FULLY RENOVATED historic building boasts original and striking heart pine flooring, 9 office suites with high ceilings, an oversized conference room, a lobby/reception area, 4 bathrooms, 4 fireplaces, a spacious break room, and 12 parking spaces with more public parking spaces available nearby. Ideal for a law firm,

a med spa, a real estate or insurance company, or any other professional office, or for investment. The building was fully and professionally renovated in 2008 adhering to the strict guidelines of Lakeland's Historical Society. The property was leased for the last ten years and became available on 11/1/2019. The last annual gross rental income was about \$74,000. At the same rental income, and the current asking price, the approximate CAP Rate would be about 7%.

## THE OFFERING

<b>Price</b>	\$875,000	<b>Rentable Building Area</b>	3,856 SF
<b>Price Per SF</b>	\$227	<b>No. Stories</b>	2
<b>Sale Type</b>	Owner User	<b>Year Built</b>	1901
<b>Property Type</b>	Office	<b>Tenancy</b>	Single
<b>Building Class</b>	B	<b>Parking Ratio</b>	3.11/1,000 SF
<b>Lot Size</b>	0.31 AC		

Listing ID: 17668577

Date Created: 11/7/2019

Last Updated: 2/14/2020

## TAXES & OPERATING EXPENSES (ACTUAL - 2019)

	ANNUAL	ANNUAL PER SF
Taxes	\$1	0.00
Operating Expenses	-	-
<b>Total Expenses</b>	-	-

## MAJOR TENANT INFORMATION

TENANT	SF OCCUPIED	LEASE END DATE
United Food-Commercial Workers Union	1,950	

## AMENITIES

24 Hour Access

Storage Space

Air Conditioning

High Ceilings

Balcony

Reception

Fireplace

Recessed Lighting

Security System

Hardwood Floors

Signage

Outdoor Seating

Kitchen

WALK SCORE ®  
Very Walkable (71)

BIKE SCORE ®  
Very Bikeable (83)

## PROPERTY TAXES

Parcel Number	18-28-24-205000-023051	Total Tax Assessment	\$266,657
Land Tax Assessment	\$48,150	Annual Taxes	\$1 (\$0.00/sf)
Improvement Tax Assessment	\$218,507	Tax Year	2019

## ZONING

Zoning Code MF-22

MAP OF 705 E ORANGE ST LAKELAND, FL 33801





## ADDITIONAL PHOTOS



Exteriors-8



Interiors-33 - Copy (2)



Aerials-6 - arrow on property



Interiors-32



Exteriors-18



Interiors-31 - Copy





Interiors-16



Interiors-8 - Copy



Interiors-22



Interiors-28



Interiors-15



Interiors-11





Exteriors-14



Exteriors-3



Exteriors-12



Aerials-4 - arrow on property



Exteriors-2



Aerials-5 - arrow on property



Disclaimer: Property boundaries are only approximation and do not represent actual property lines. Illustration purposes only.



705 E Orange St, Lakeland

Aerials-9 - property lines

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