





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

Across from Hollis Garden, Barnett Family Park, &

Lake Mirror

9 Office Suites

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

Price \$875,000 Rentable Building Area 3,856 SF

Price Per SF \$227 No. Stories 2

Sale Type Owner User Year Built 1901

Property Type Office Tenancy Single

Building Class B Parking Ratio 3.11/1,000 SF

Lot Size 0.31 AC

Listing ID: 17668577 Date Created: 11/7/2019 Last Updated: 2/14/2020

TAXES & OPERATING EXPENSES (ACTUAL - 2019)

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

MAJOR TENANT INFORMATION

TENANT SF OCCUPIED LEASE END DATE

United Food-Commercial Workers 1,950

Union

AMENITIES

24 Hour Access Recessed Lighting

Storage Space Security System

Air Conditioning Hardwood Floors

High Ceilings Signage

Balcony Outdoor Seating

Reception Kitchen

Fireplace

WALK SCORE ® Very Walkable (71)

BIKE SCORE ® Very Bikeable (83)

PROPERTY TAXES

Parcel Number 18-28-24-205000- Total Tax \$266,657

023051 Assessment

Land Tax \$48,150 Annual Taxes \$1 (\$0.00/sf)

Assessment

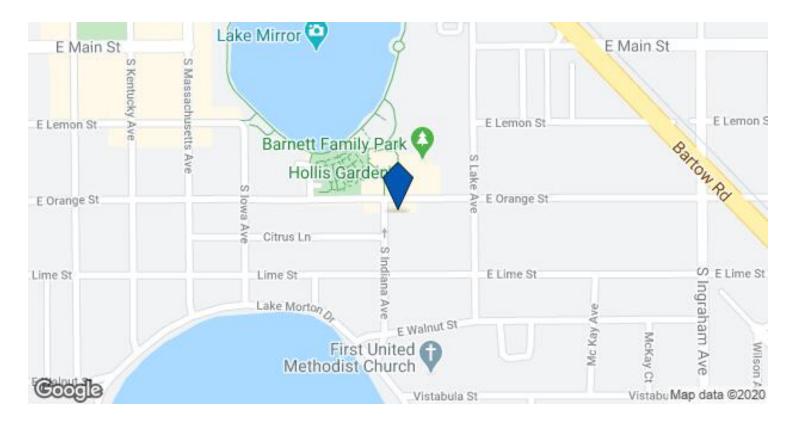
Improvement Tax \$218,507 Tax Year 2019

Assessment

ZONING

Zoning Code MF-22

MAP OF 705 E ORANGE ST LAKELAND, FL 33801



ADDITIONAL PHOTOS



Exteriors-8



Aerials-6 - arrow on property



Exteriors-18



Interiors-33 - Copy (2)



Interiors-32



Interiors-31 - Copy



Interiors-16



Interiors-22



Interiors-15



Interiors-8 - Copy



Interiors-28



Interiors-11



Exteriors-14



Exteriors-12



Exteriors-2



Exteriors-3



Aerials-4 - arrow on property



Aerials-5 - arrow on property



Aerials-9 - property lines

The LoopNet service and information provided therein, while believed to be accurate, are provided "as is". LoopNet disclaims any and all representations, warranties, or guarantees of any kind.