



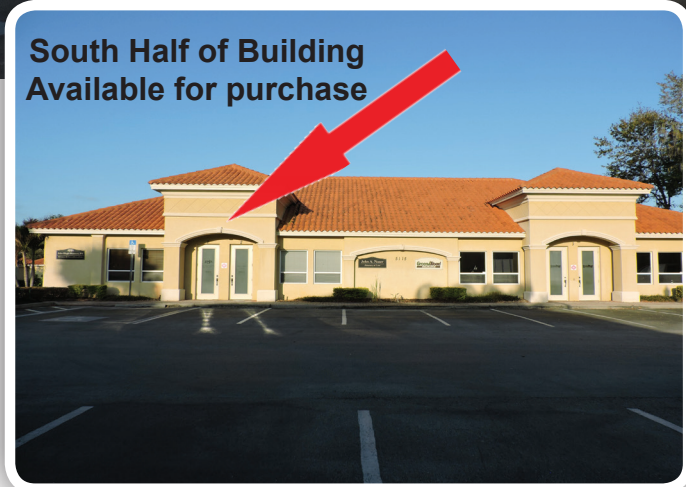
# SOUTH LAKELAND PROFESSIONAL OFFICE BUILDING FOR SALE

3825 South Florida Ave.  
Suite 5  
Lakeland, FL 33813

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From Local to Global  
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**5115 S. Lakeland Drive  
Lakeland, FL 33813**

For further information regarding this property, please contact:  
**Maria Mahoney,**  
FL, Real Estate Broker  
**863-619-6740**



- 2,938 SF South half of professional office building in the Town Square office park, a professional office park managed by an owners' association.
- Suite 1: Total size 1,688 SF (1,250 SF on 1st floor, reception, waiting room, conference room with built-in floor to ceiling oak library, 1 executive office, large work room, secretarial area, RR) + 438 SF mezzanine office/training room, RR with shower. Suite is vacant and ready for immediate occupancy.
- Suite 2: 1,250 SF, reception/admin, 3 private offices, conference room, breakroom, storage and RR. Suite is currently leased.
- Great professional image building with superior amenities.
- Sale/Purchase Price: \$410,000.00

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.

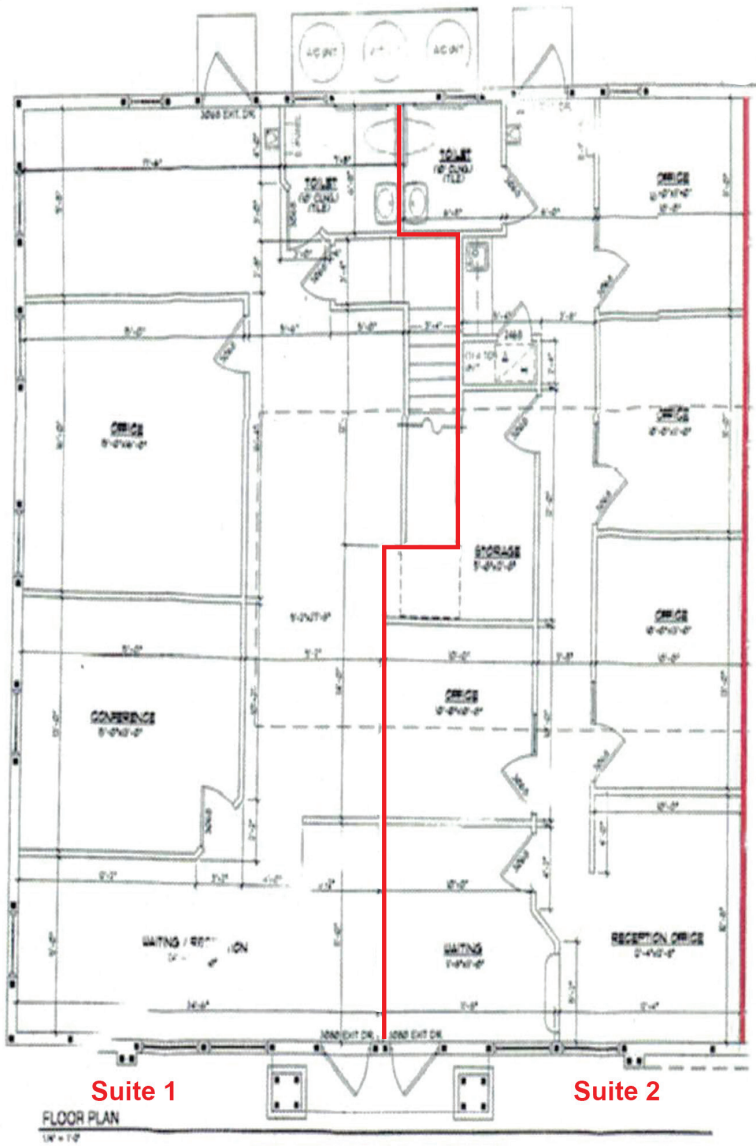
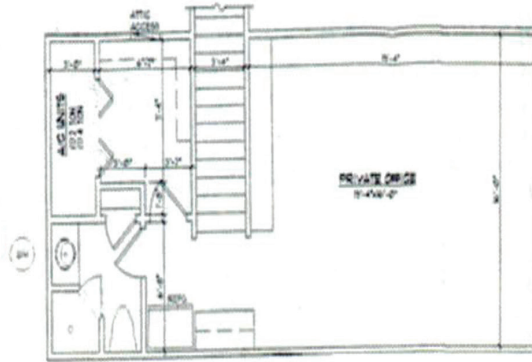


 **SOUTH LAKELAND  
PROFESSIONAL OFFICE BUILDING - FOR SALE**

PROPERTY ADDRESS:	5115 SOUTH LAKELAND DRIVE, LAKELAND, FL 33813
PROPERTY LOCATION:	Off South Florida Avenue, within the Town Square office complex A professional office park managed by an owners' association.
TYPE BUILDING:	CB office building, built Year 2007.
SIZE BUILDING/LAND:	2,938 SF being the South half of Building 1 on .07 acre of land. Building footprint is 52.5' x 54' + the 2 <sup>nd</sup> floor mezzanine.
BUILDING AMENITIES:	Barrel tile roof, canopied entrance to each suite, perimeter sidewalk, pond view, 10' ceilings, rear entrance door with pond view.
FEATURES:	<p>△ Suite 1 (South end-cap unit): 1,250 SF on the first floor and 438 SF mezzanine. Floor plan includes reception/admin and waiting room, conference room with built-in oak, floor-to-ceiling library, large open work area with upper and lower built-in cabinetry, executive office with oak flooring, secretarial office area, RR. Flooring is a mix of plush carpeting, ceramic tiles and oak flooring. Stairwells leading to the 2<sup>nd</sup> floor which includes a large conference/work room with built-in upper and lower cabinetry, RR with shower, data/server room/storage. Custom windows with oak frames and oak blinds. Security system.</p> <p>△ Suite 2 consists of 1,250 SF on a single floor with reception, waiting room, center corridor with conference room, 4 private offices, RR and breakroom area. Carpet and ceramic tiles flooring. Suite 2 is leased.</p>
LAND USE/ZONING:	Linear Commercial Corridor – unincorporated Polk County, Florida
UTILITIES:	City of Lakeland water, sewer and electric.
PARKING:	Allocation of 4 parking spaces with non-exclusive additional parking for the entire professional complex.
SALE/PURCHASE PRICE:	\$410,000.00 "as is", cash to seller. Town Square Owners Associations dues: \$425.00/quarter.
AD VALOREM TAXES:	\$6,018.47, Year 2017 Property Folio: 23-29-12-140171-000022 Polk County, Florida
COMMENTS:	This is a rare investment opportunity to own a high quality professional office building (former law office) in a South Lakeland office park with income from 2 <sup>nd</sup> suite.
CONTACT:	Maria Mahoney, Florida Lic. R.E. Broker <b>863 619-6740</b>

**5115 S. Lakeland Drive  
 Lakeland, FL 33813**

**Suite 1  
 Mezzanine**



**Suite 1**

**Suite 2**

FLOOR PLAN  
 1/4\"/>

MAIN FLOOR OFFICE:	3500 SQ. FT.
PRIVATE OFFICE:	438 SQ. FT.

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Suite 1

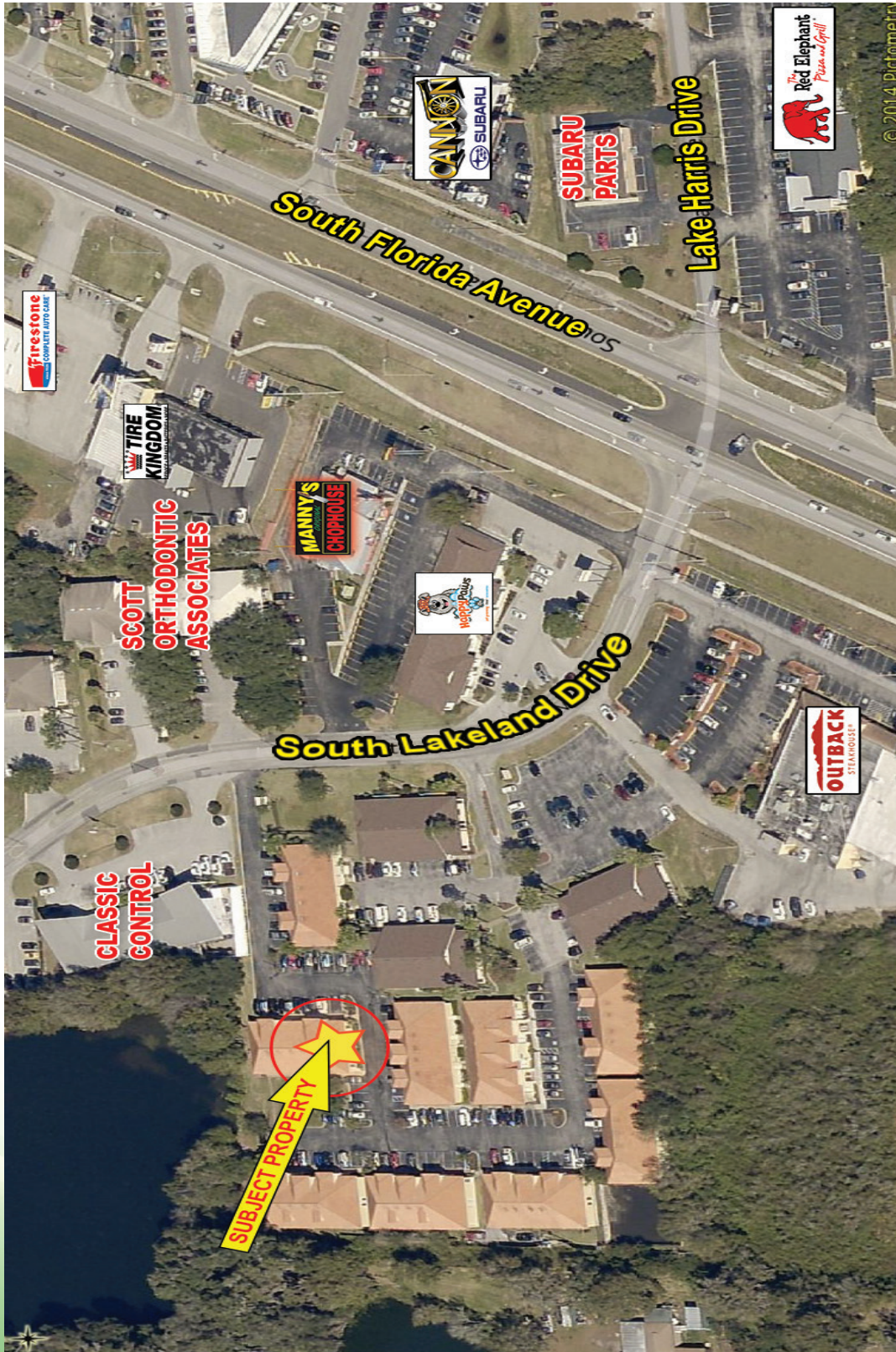


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Suite 2



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