



THE MAHONEY GROUP INC.

Commercial Real Estate Services

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Auburndale's Bridgeview Plaza



Sale/Purchase: \$1,255,000.00

**Property Located at
904-910 Magnolia Ave
Auburndale, FL 33823**

- ◆ On US 92 E in high commercial corridor serving Auburndale, Lakeland, and Winter Haven--Prime visibility and signage.
- ◆ Total building size: 12,900 SF
- ◆ Concrete block building with complete renovation Winter 2017
- ◆ Ample Parking
- ◆ Offers excellent visibility and access for a variety of businesses from retail to office



PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1'-0"

Example store frontage post-remodel!

**For further information please contact Maria Mahoney
863-619-6740**

**3825 South Florida Ave. Suite 5
Lakeland, FL 33813
www.mahoneygroupinc.com**



▶ **COMMERCIAL PLAZA - FOR SALE** ◀

AUBURNDALE, FLORIDA 33823

Identification:	<i>Bridgeview Plaza</i>
Property Address:	904 – 910 Magnolia Avenue, Auburndale, Florida 33823
Property Folio:	25-28-10-322000-000093, Polk County
Property Location:	Located NW corner US Highway 92/Magnolia Avenue and Ariana Avenue, just blocks West of Downtown Auburndale (Main Street), on major East / West commercial corridor.
Type Property:	Commercial Plaza – Retail/Office Strip Center
Size Property:	1.20 acres (52,272 ± SF)
Property Dimensions:	186.2' on US 92/Magnolia Avenue x 312.37' on Ariana Avenue.
Size Building:	12,900 SF building, steel construction, built in 1983. Divided into several units for retail, office & warehouse.
Features:	Storefront glass façade with covered walkway. Individual tenants' signage on mansard – units are separately metered for electric - Ample parking
Property Condition:	Building was fully renovated Spring 2018 to include: **Complete new roofing system including new steel decking ** ** stucco building exterior ** New façade design with 3 prominent features of steel face and stone columns ** New electric under canopy and stone columns ** New paint interior and exterior of building ** new landscape design with new irrigation system ** new paving. Renovations also included Suites 904-906 A – 908 and 910.
Land Use/Zoning:	Primary Activity Center/C-3 City of Auburndale
Utilities:	Electric: Tampa Electric Company – Municipal water and sewer.
Ad Valorem Taxes:	\$7,565.53 Year 2017
Sale/Purchase Price:	\$1,225,000.00 – cash to seller – Pro-Forma upon prospect registration.
Comments:	Excellent investment opportunity in prime location. Established tenants
Contact:	Maria Mahoney, 863) 619-6740, Florida Licensed Real Estate Broker

Disclaimer - Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offer is made subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers or tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc., 3825 South Florida Avenue, Suite 5, Lakeland, FL 33813, is the agent of and represents the Owner/Landlord of this property.

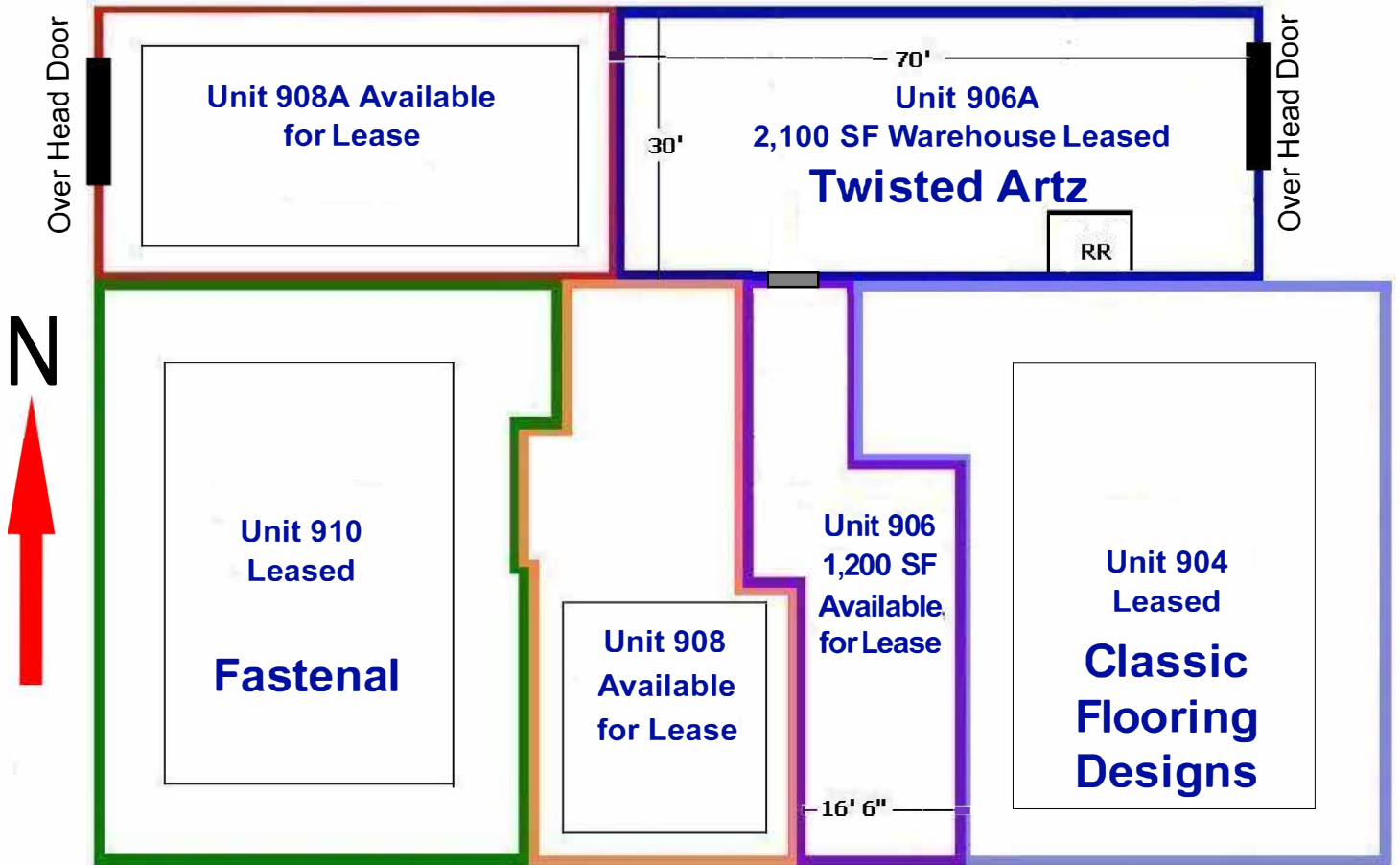


PROPERTY PHOTOS

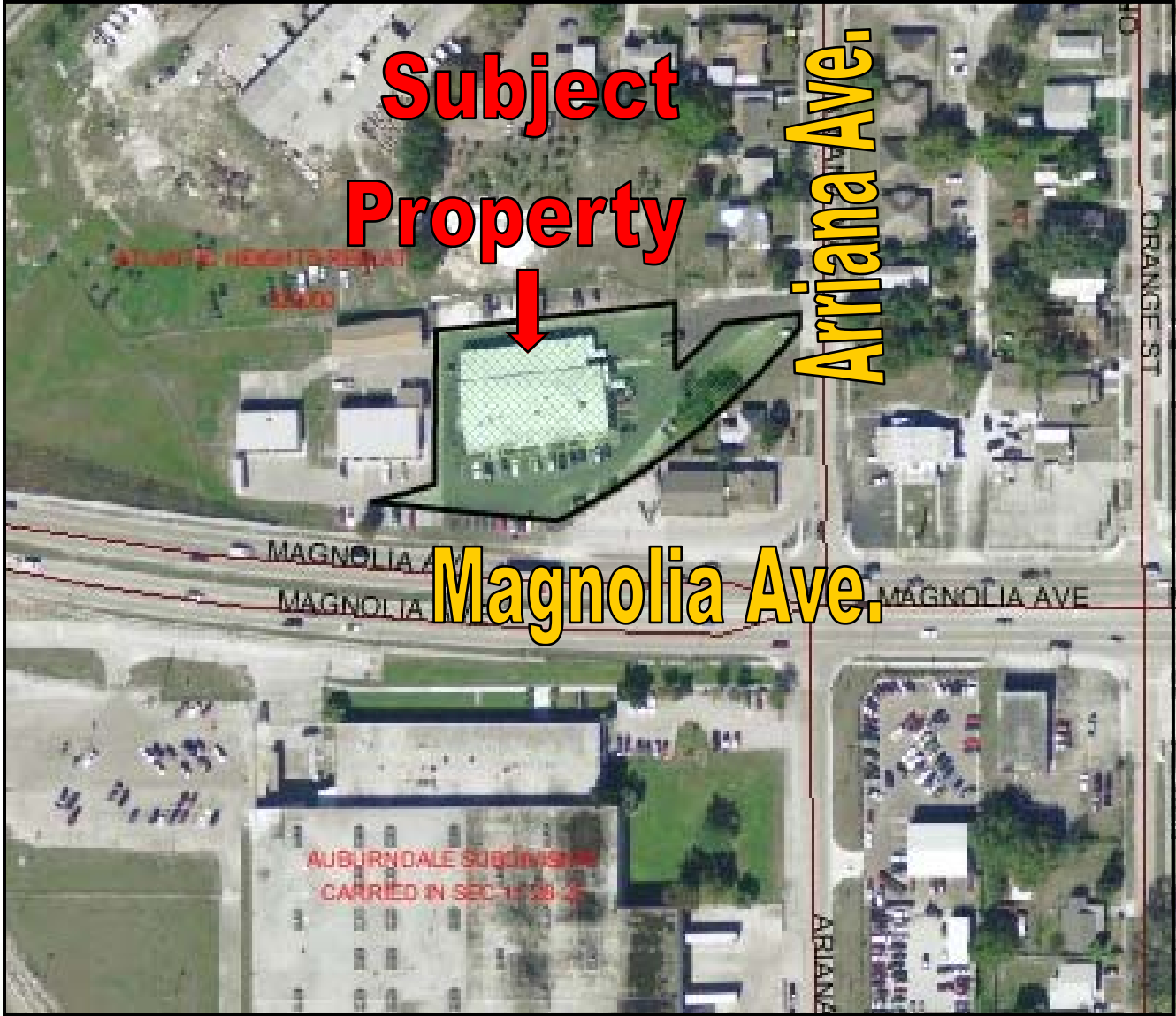




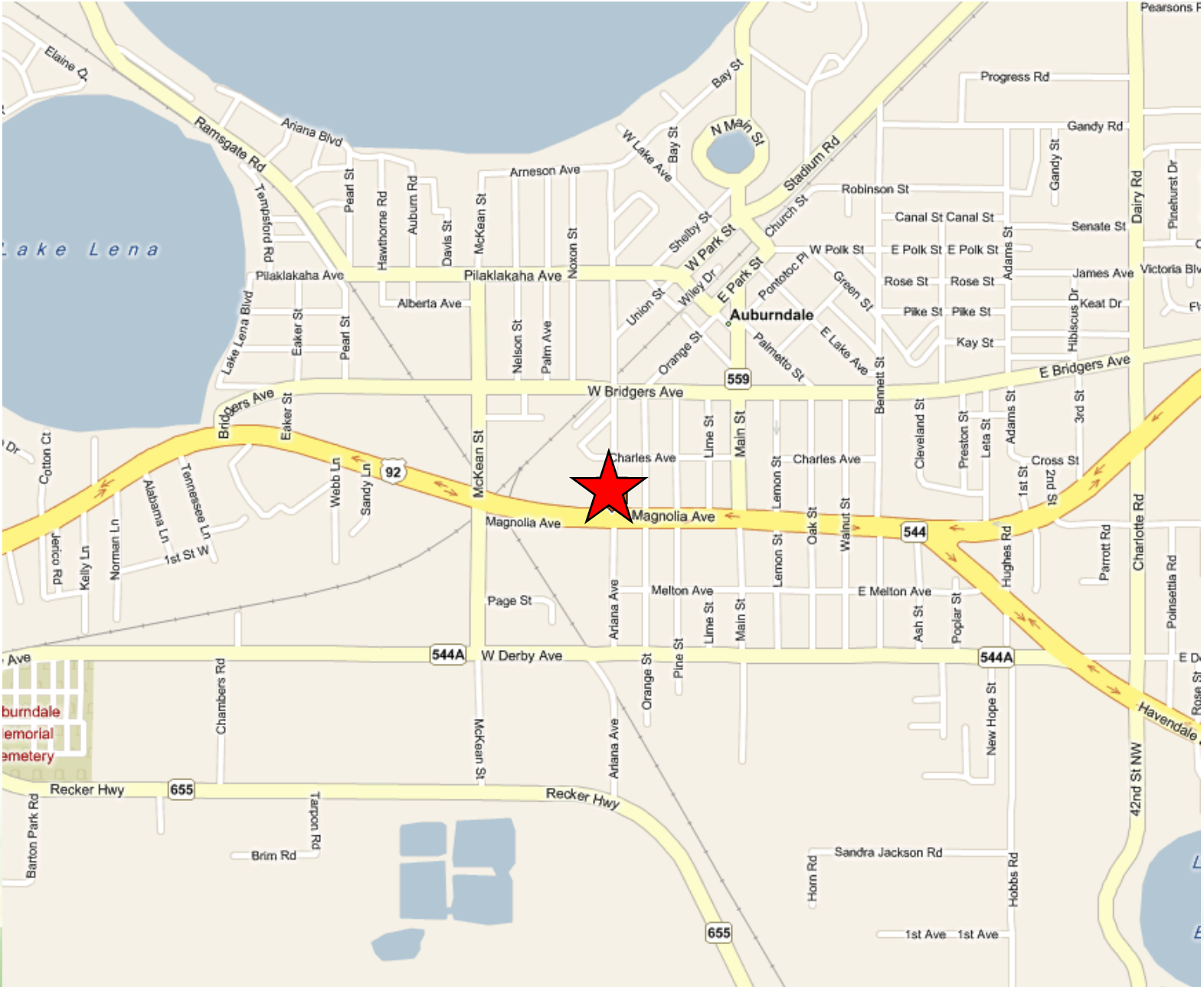
Bridgeview Plaza 904-910
Magnolia Avenue
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12,900 SF Commercial Building
904 – 910 Magnolia Ave. Auburndale, FL 33823



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