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regarding this property,
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LAKELAND, SOUTHGATE AREA

FOR SALE

OFFICE/RETAIL BUILDING



119 Allamanda Drive, Lakeland, FL 33803

2,150 SF Building, 2 Entrances, Prime Location

Sale/Purchase Price: \$285,000.00

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 or tenants are encouraged to verify, independently, all pertinent data. The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813 is the agent of and represents the Owner/Landlord.

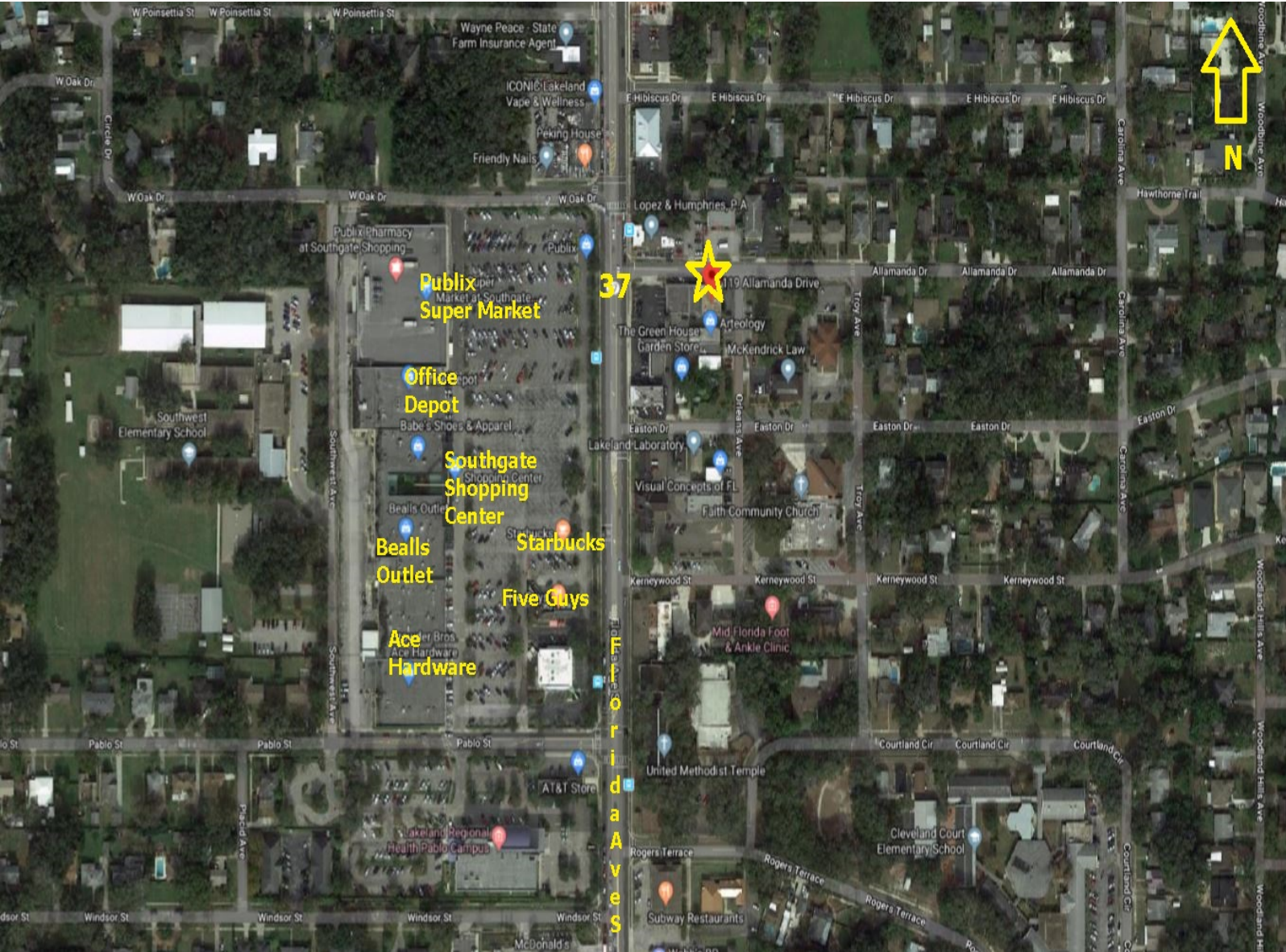


LAKELAND, FLORIDA - SOUTHGATE AREA CORNER PROFESSIONAL OFFICE BUILDING

Property Address:	119 ALLAMANDA DRIVE, LAKELAND, FL 33803
Property Location:	SW corner of Allamanda Drive and Orleans Avenue across Southgate shopping center, anchored by Publix, Tuesday Morning, Crowder Bros. (Ace Hardware) and Beall store. 3 blocks North of Edgewood Drive lighted intersection.
Property Type:	Professional office building built 1953 – CB, glass.
Land Size:	0.06 ± acre (2,613 + Square Feet)
Land Dimensions:	43' on Allamanda St x 343.87' on Orleans Avenue
Size Building:	2,150 ± SF (43' x 50')
Features:	Unique building with 2 entrances (can accommodate 2 businesses) – storefront glass - combination of retail area and private offices - the building has 2 levels reached via one set of stairs and one ramp - some plaster walls and paneling - fluorescent lighting - security system - 20' alley in back - 2 rear entrances with covered canopy. A/C unit 5± years - Oil furnace for heating. Roof 10-15 years with Urethane covering.
Parking:	8 spaces off-street + municipal parking in front of building
Land Use/Zoning:	C-2 City of Lakeland (Office/Retail).
Utilities:	Municipal Electric, Water and Sewer.
Ad Valorem Taxes:	\$1,649.11/Year 2018 (subject to new assessment after sale) Folio #24-28-30-254800-010161
Sale/Purchase price:	\$285,000.00, Net to Seller
Comments:	Excellent opportunity for a user/investor to own a piece of commercial real estate in a high-demand area with prime location and immediate access to all of Lakeland.
Contact:	863 619-6740 Maria Mahoney, FL RE Broker 813 695-7371 Will Daniel, Commercial Realtor

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