

LAKELAND, FLORIDA
COMMERCIAL DEVELOPMENT SITE

8,176+/- SQ. FT. SITE
on BUSY SOUTH FLORIDA AVE

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PROPOSED BUILDING

1217 S. Florida Ave. Lakeland, Polk County, FL

Excellent location in CRA for professional office space or retail/office or live/work. Up to 3,500 SF can be developed. Location in CRA exempts property from all impact fees except water and sewer - huge savings on new construction. Just south of downtown, this is a great location for any type of professional office.

Lot for professional office space or retail/office or residence upstairs and office downstairs development.

CONVENIENTLY LOCATED JUST SOUTH OF DOWNTOWN LAKELAND
SALES PRICE: \$175,000
REDUCED—NOW ONLY \$109,000

CALL STEINBAUER ASSOCIATES, INC.

COMMERCIAL - INDUSTRIAL - INVESTMENT: SALES, LEASING, PROPERTY MANAGEMENT

(863) 647-1661 LAKELAND, FLORIDA

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