

# FOR SALE OFFICE/COMMERCIAL BUILDING LAKE WALES, FLORIDA



**122-124 W. Central Ave., Lake Wales, Polk County, Florida**

**2,250 SQ. FT. OFFICE BUILDING**

**Corner Property - High Visibility—Great Sign Potential**

**Perfect for Professional Office or Freestanding Retail. Can use 1/2 and rent out other half for income. Back up propane generator.**

**LOCATED ONLY 2 MINUTES FROM US 27 & HWY 60 Interchange**

**30 Minutes to Lakeland/Winter Haven. 1 hour to Orlando and**

**75 min. to Tampa**

**PRICE REDUCED BY \$150,000— NEW SALES PRICE NOW: \$249,900**

***Call Jim Steinbauer, SIOR V.P. For Details and a Private Tour!***

**STEINBAUER ASSOCIATES, INC.**

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

**(863) 647-1661 LAKELAND, FLORIDA**

NOTE: EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE INFORMATION. HOWEVER WE ARE NOT RESPONSIBLE FOR ERRORS, OMISSIONS, PRIOR SALE, CHANGE OF PRICE OR WITHDRAWAL FROM MARKET WITHOUT NOTICE. BUYER INDEPENDENT OF BROKER OR OWNER SHALL VERIFY ALL PERTINENT DATA.