

A Property For Your Consideration...

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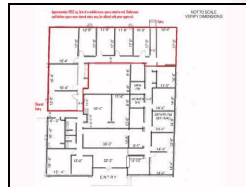


LAKELAND

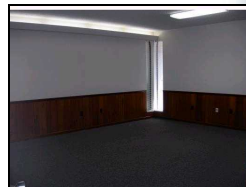
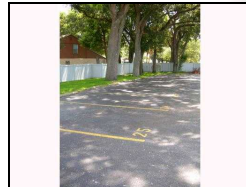
1005 N LAKE PARKER AVE

\$ 1,552

MLS #: P4610420 Status: Active
Subdivision: EDGEWATER BEACH RESU
Lot Size (Acres): 0.90
Lot Size (SqFt): 39308
Lot #: 1
Total # Units: 1
Total # Bldgs: 1
Floors: 1
Ceiling Height: 8 to 9 Feet
Year Built: 1971



Property Style: Office Zoning: 0
Acreage: 1/2 Acre to 1 Acre Lot Dim:
Gross SqFt: 7,511 Heated SqFt: 7,511
Net Lease SqFt: 1,862 Elevator: N
Parking: 6 to 12 Spaces Location: Activity Core/Center, Central I



Excellent exposure. Great Crossroads location near Polk County Court House (Lakeland Branch), Florida Metropolitan University, Lakeland Regional Medical Center, Everest University, Watson Clinic and thriving downtown Lakeland. Window treatments remain. This building totals 7800 square feet with easy access to Polk Parkway, I-4, US Hwy 92 and US Hwy 98. One tenant occupies shares the building. With approval, a tenant could share bathrooms and kitchen or a separate bathroom and breakroom could be negotiated for remaining space. Space is vacant and ready to occupy.

Exterior Construction:

Brick

Electric Service:

110v Power, 220v Power

Miscellaneous:

Security System, Sprinkler System

From I-4 and US Hwy 98 proceed south approximately 2 miles then East on mile on US Hwy 92 property is on the north side on the northeast corner of Lake Parker Ave. and US Hwy 92. From Hwy 27 take 17-92 to US Hwy 92. Property on right at