

RECENTLY REFURBISHED HISTORIC MULTI-TENANT BUILDING FULLY LEASED – 50% OWNER LEASE-BACK



Outstanding Down-Town Location Bartow, FL

- Ideal Location
- Two Free-Standing Buildings
- Refurbished 2020
- 12,702 Gross Square Feet
- .23 Acre Parcel
- Covered Outdoor Patio
- 100% Occupied
- Multiple Year Lease Terms
- Owner Lease-back 50% of Property
- .19 Acre Parking/Development Area to be Sold Separately

OFFERING MEMORANDUM

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INVESTMENT PROPERTY – 12,702 SF MULTI-TENANT RETAIL BUILDING FOR SALE

	<p>ADDRESS</p> <p>210 Wilson Ave S 315 Summerlin St E Bartow, FL 33830</p>	<p>ACRES</p> <p>.23 Acre Parcel</p>	<p>SQUARE FEET</p> <p>11,472 Gross 10,242 Heated 1,500 SF Covered Patio</p>	<p>FEATURES</p> <p>Fully Re-Furbished Five Tenants Value Add Opportunity</p>	<p>RENT RATE SF - GROSS INCOME</p> <p>\$12.97 PSF</p>
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KW Commercial is pleased to offer for sale a fully leased commercial-retail, property in downtown Bartow, Florida. The free-standing property consists of a single parcel at the southeast corner of East Summerlin and South Wilson Avenue totaling .23 (+/-) acres. The property has been stylishly refurbished and is presently fully occupied by operating businesses. Two suites are used for retail purposes. Two additional suites are fully equipped restaurants sharing a common kitchen. One of the restaurant suites includes a 1,500 SF outdoor patio with canopy. The sale includes a 10 Year Sale-Leaseback agreement with the current owner, who operates the two restaurants. The second story of the two-story building is leased as a studio/office. The parcel is presently designated as Mixed-use, Commercial which allows for a broad range of commercial uses including retail/office or conversion to a mixed-use development. The 10,000 SF paved parking area is to be sold separately for future development. The Future Land Use for the property is Commercial.

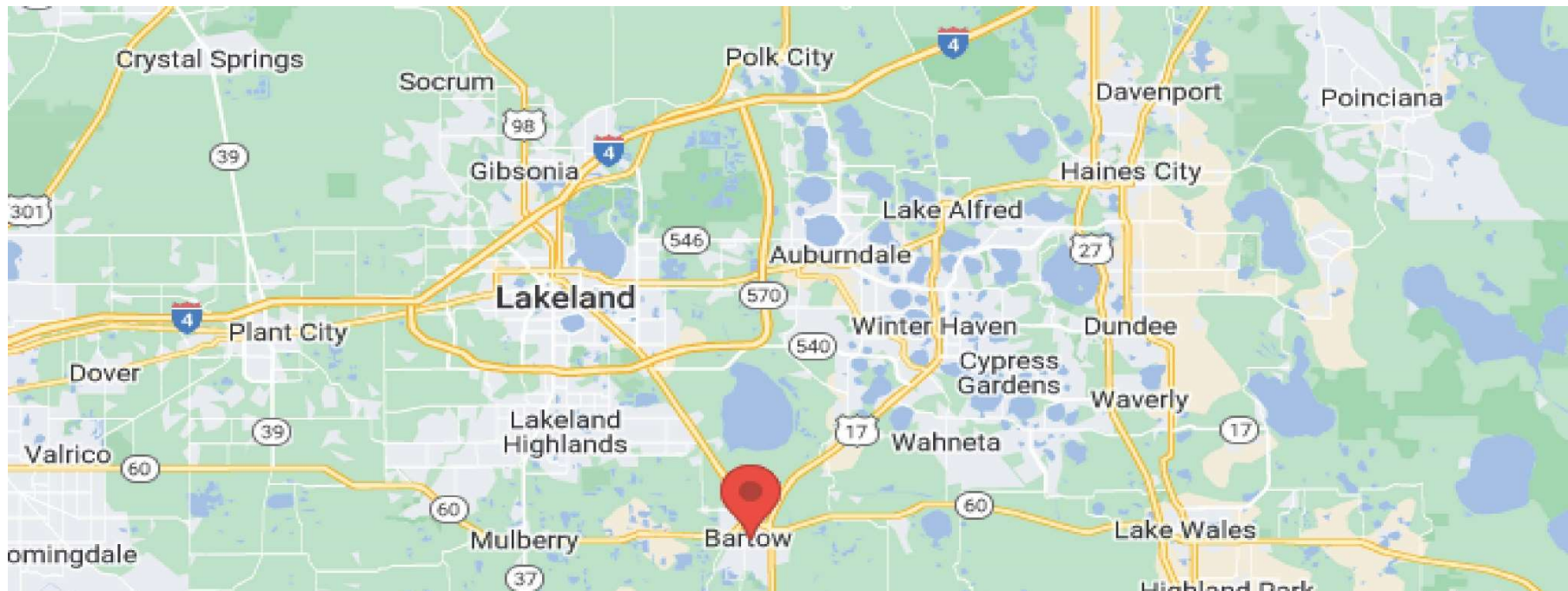


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INVESTMENT PROPERTY – 12,702 SF MULTI-TENANT RETAIL BUILDING FOR SALE

Location

The property is located in downtown Bartow in Polk County, Florida. Bartow is the County seat of Polk County which is experiencing current and emerging development intensity and momentum to the north (Lakeland-Lake Alfred) and to the east (Davenport-Winter Haven). The growth of Central Florida and the improvements to the highway systems and exchanges have created much attention to traditional Florida cities including those located in the center part of the state. Bartow is experiencing in-bound residential housing demand and re-development of older City neighborhoods and business districts. Downtown Bartow has seen substantial re-development of its business and office districts, especially in nearby properties along Main Street, which is one block north of the subject property. Nearby properties on Summerlin and Wilson Streets are also being re-developed. The City Post Office is directly across the street from the subject property. The property provides easy access to the local business and retail community and to County services and office facilities.



INVESTMENT PROPERTY – 12,702 SF MULTI-TENANT RETAIL BUILDING FOR SALE

Features and Financial Summary



Attractive Features to Enhance Future Property Values

- A preferred location in downtown Bartow with significant re-development ongoing nearby.
- The property, originally built in 1920, has been totally refurbished with modern features and new equipment.
- No HOA fees.
- Potential for updated, long-term leases, within rent rate improvements.
- Excellent building condition.
- Ideal Central Florida emerging market location. Considerable market activity nearby in Lakeland, Winter Haven.
- 10,000 SF of paved parking to be sold separately for future development.



Current Year - 2024

10,242 Leaseable SF + Patio Projected Modified Gross Leases	
Revenues	
Other Income	\$128,598.60
Sale Tax Pass Through	-\$3,857.96
Gross Rental Profit	\$124,740.64
Expenses	
General Expense & Insurance	\$14,400.00
Property Tax	\$10,550.00
Total Expense	\$24,950.00
Net Income	\$99,790.64

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Price: \$1,295,000.
CAP: 7.71%

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