



For Sale
Office Building

Office Building For Sale

2301 E Main St., Lakeland, FL 33801

FOR SALE

Property Summary



Property Description

Flex use building which is one-half office & one-half warehouse area. Fully fenced rear storage yard. This property has been in commercial use since the late 1950s but after the adoption of the comprehensive plan for land use and zoning by Polk County the site is residentially zoned, as are other similar type properties in the area. It is officially a 'legal non-conforming use' that allow it to continue to its use as a commercial property. There are restrictions to a the 'legal non-conforming use' status, you should check with the Polk County Planning Department for more details.

The building was used as a service station for a number of years and is included on the State of Florida Superfund Program list. Under that program the government will clean up the site at no cost to the owner. This should be confirmed with a licensed environmental consulting firm.

Otherwise, this is a great little property in a good location.

Offering Summary

Sale Price:	\$259,000
Number of Units:	2
Lot Size:	13,793 SF
Building Size:	1,400 SF

**Additional
Photos**



Property Details & Highlights

Property Type	Office
Property Subtype	Office Building
APN	242816185500004032
Building Size	1,400 SF
Lot Size	13,793 SF
Building Class	C
Year Built	1958
Number of Floors	1
Number of Buildings	2

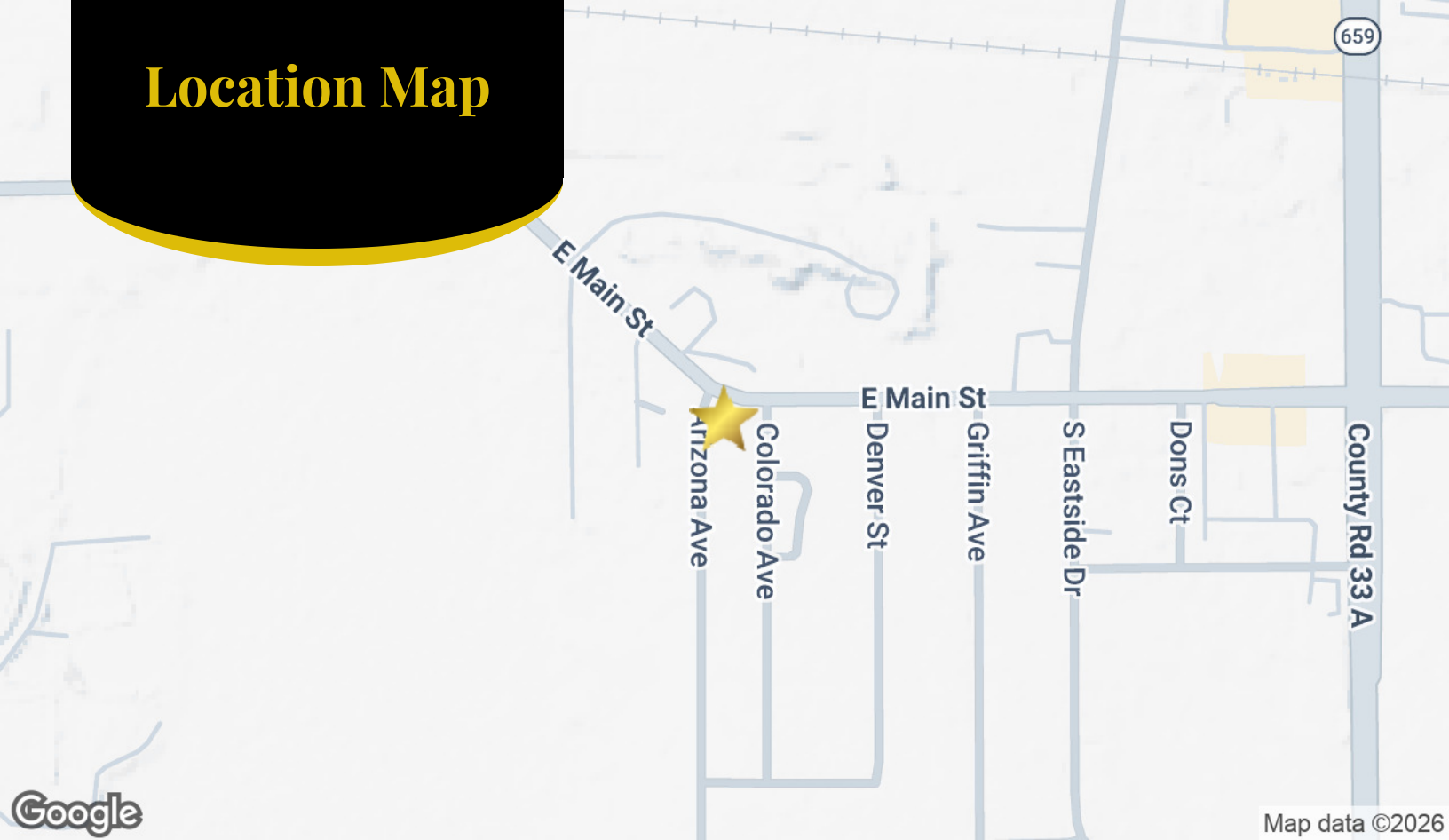
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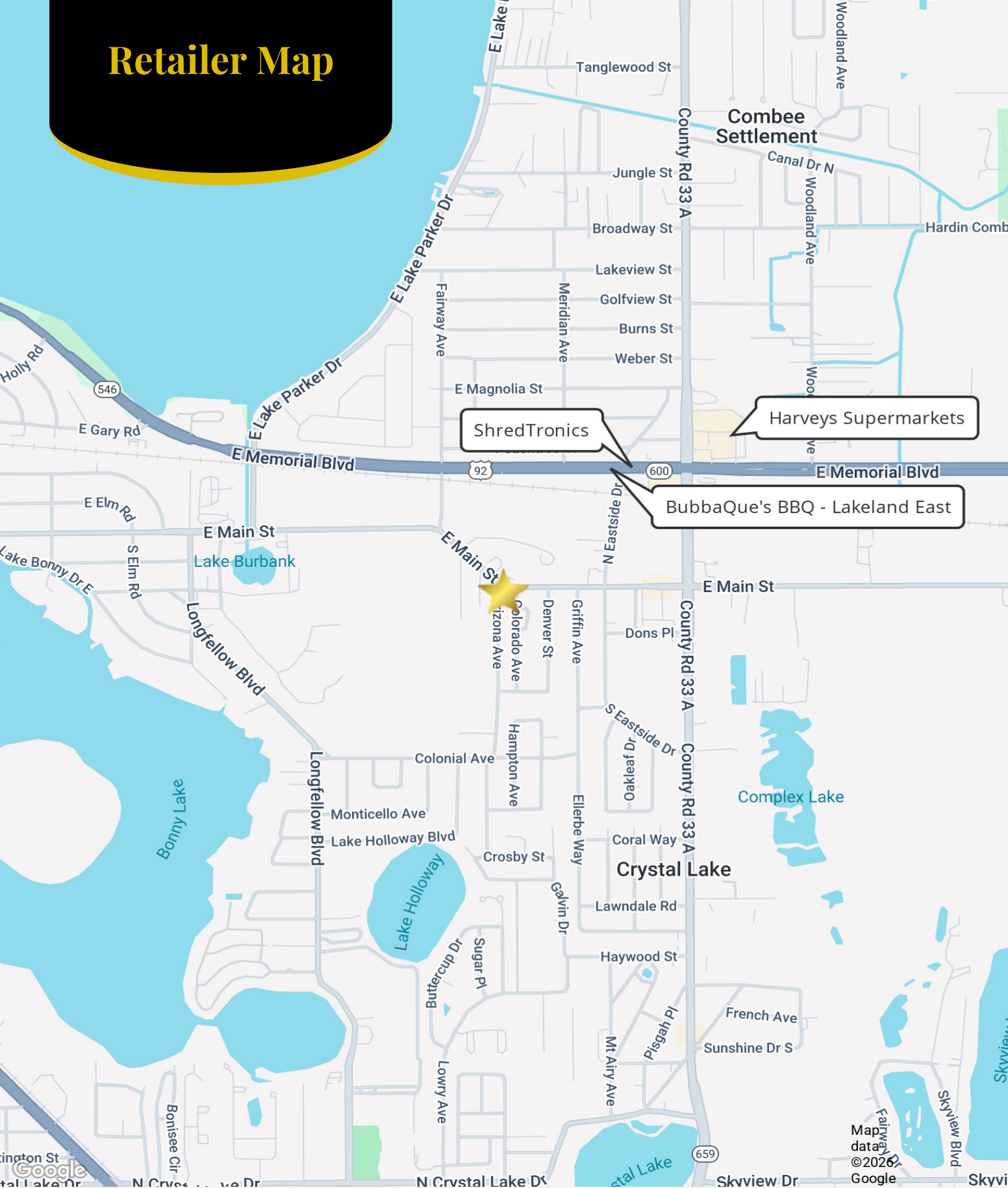
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Location Map



Retailer Map



ShredTronics

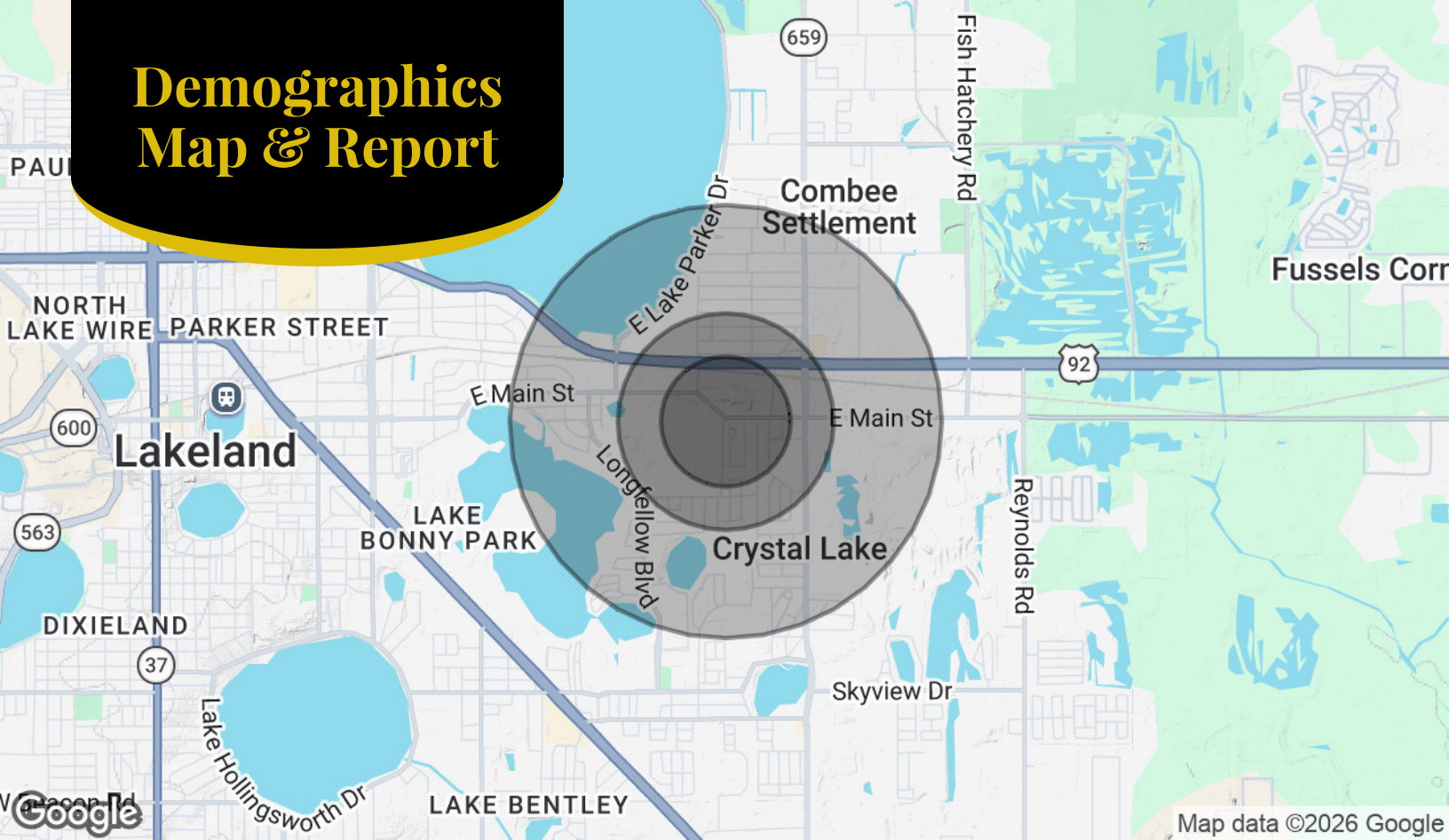
Harveys Supermarkets

BubbaQue's BBQ - Lakeland East

Combee Settlement

Crystal Lake

Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	314	1,741	8,688
Average Age	36	36	35
Average Age (Male)	36	36	35
Average Age (Female)	36	36	35
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	120	612	2,862
# of Persons per HH	2.6	2.8	3
Average HH Income	\$52,828	\$55,974	\$59,740
Average House Value	\$133,906	\$144,280	\$162,080

Demographics data derived from AlphaMap