



OFFICE INVESTMENT – FOR SALE

Premier Professional Building
in the Heart of Bartow, Florida!

305 N. Jackson Avenue, Bartow, FL 33830



- Location:** Entire block comprising of Jackson Avenue, Church Street, Hendry Avenue and Oakazalea Street in Downtown Bartow. 4 blocks from the Polk County Courthouse, Polk County Administrative Offices and other Government Offices.
- Property Type:** Free standing professional office building.
- Size Building:** 11,458 \pm SF
- Size Land:** .90 acre (39,204 SF)
- Dimensions:** 208.75' \pm frontage on Jackson Avenue and 187' on Church Street
- Description:** Main original building: 8,000 \pm SF plus two wings of 1,600 \pm SF each. Masonry construction. Full interior renovation completed 2023 – two new 15-ton HVAC units replaced in 2016 and smaller HVAC unit replaced 2021 - roof recoating - parking lot striping. Building is comprised of multiple offices, training/conference rooms, eight RR and other amenities.
- Zoning/Land Use:** Commercial – City of Bartow *** Utilities: Electric, water and sewer *** Parking: 53 parking spaces
- Ad Valorem taxes:** \$16,688.44 Proposed for Year 2024 – Property Folio #: 25 30 05 370500 009001, Polk County, Florida
- Sale/Purchase Price:** \$1,800,000.00, cash to Seller.
- Comments:** The property is 100% leased by a single tenant (national company), on a NNN basis with long term remaining. Pro-Forma available upon NDA registration. Highly visible and centrally located building in Downtown Bartow.
- Contact Information:** Maria Mahoney, Broker, 863 640-0445 or Will Daniel, Broker-Associate 863 619-6740

Disclaimer: Information contained herein is from sources deemed reliable, but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective or tenants are encouraged to verify, independently, all pertinent data.

The Mahoney Group, Inc. 3825 South Florida Avenue, Suite 5, Lakeland, FL 33813 is the agent of and represents the Property Owner.