

**4708 South Florida Avenue
Lakeland, Florida 33813**

**BUCKNER
COMMERCIAL PROPERTIES**

INVESTMENT PROPERTY – FOR SALE

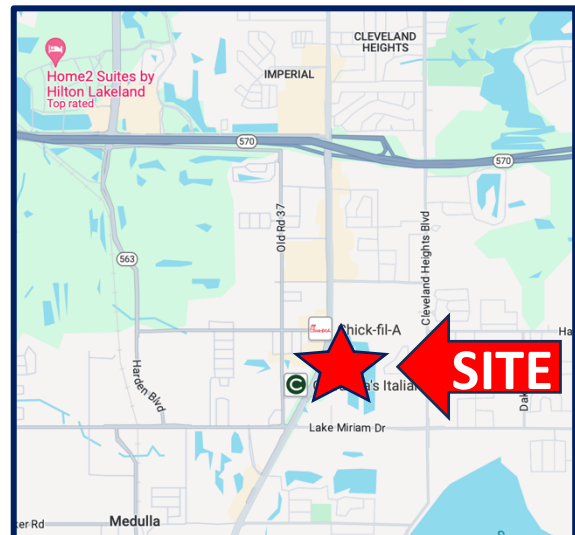


Office Building • Suburban South Lakeland

• **Total Square Footage: 3,000 Sq. Ft.**

• **Sale Price: \$675,000**

- Annualized Rent / NOI: \$51,000
- Cap Rate: 7.5%



Contact: David A. Buckner, SIOR

Office: (863) 686-7770 | Mobile: (863) 640-8843

E-mail: david@bucknercommercial.com | Website: www.bucknercommercial.com

Information concerning this offer is from sources deemed reliable, but no warranty is made as to the accuracy thereof.

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INTERIOR PICTURES

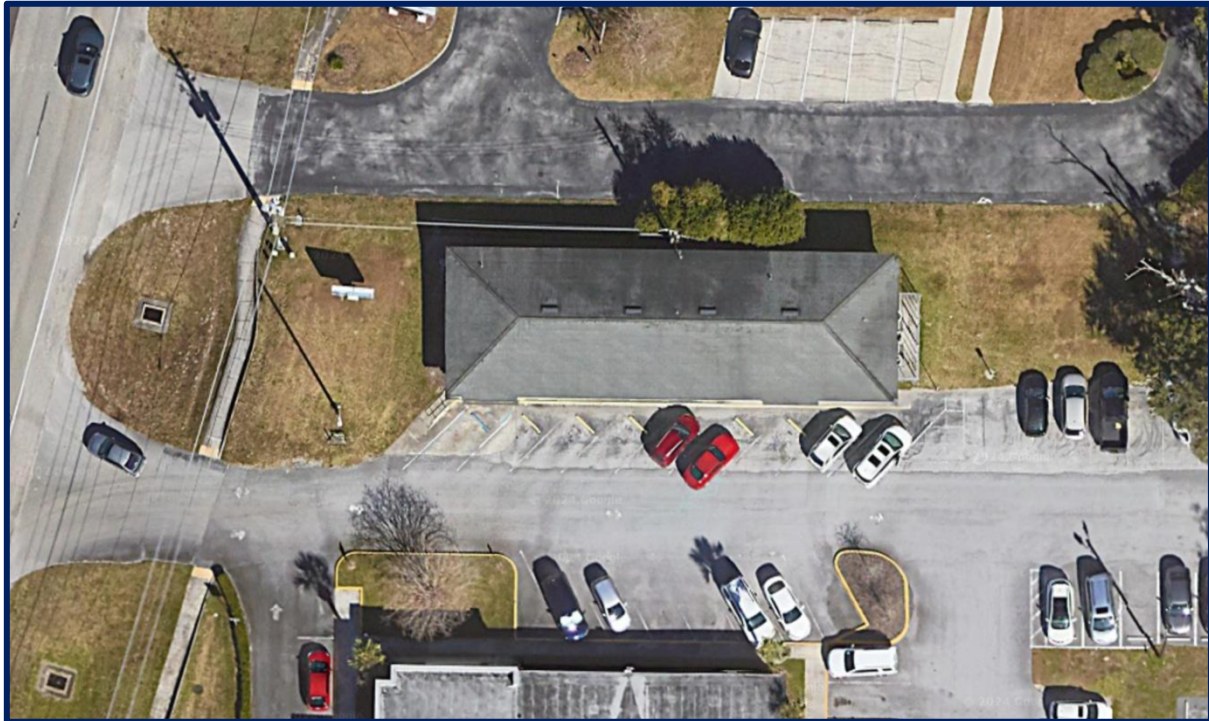


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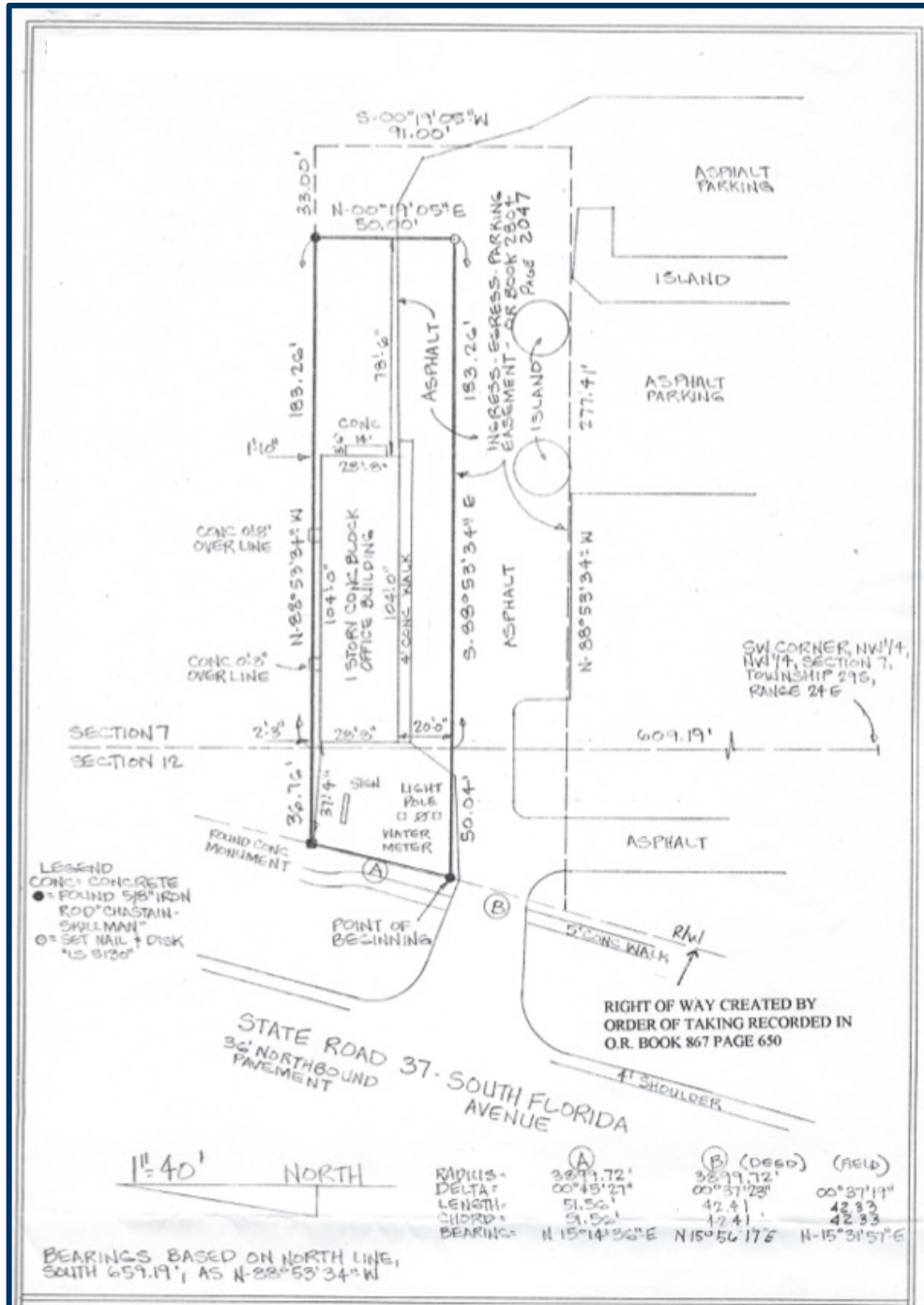
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AERIAL



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SITE PLAN



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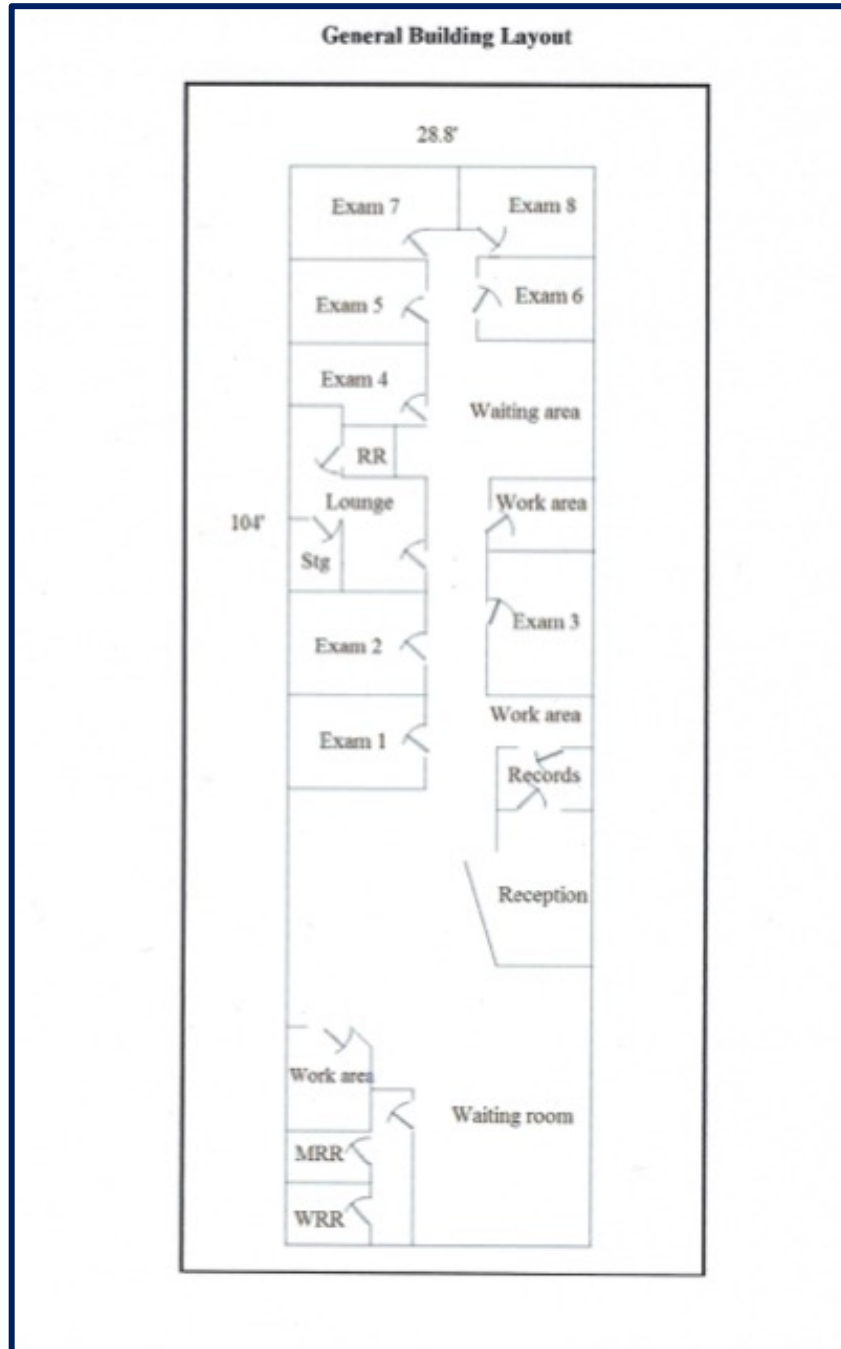
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BUILDING/FLOOR PLAN



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PHYSICAL DESCRIPTION

- Building Size: 3,000 Square Feet Gross Building Area
- Land Size: 0.26 Acres. Two Parcels – Measuring (50' X 220' / 233') See Site Plan
- Construction: Concrete Structure with Stucco Finished Masonry Walls
- Year Built: 1979
- **Roof: Replaced August 2023**
- Utility Provider: Electric & Water (City of Lakeland) – Sewer Septic System
- Parking: Approximately Nineteen (19) Surface Parking Spaces
- Parcel ID: (A) 24.29.07.278000.000904 (B) 23.29.12.000000.011010
- Taxes: Total Parcel A & B (2023) = \$6,080.42
- Zoning Designation: C-2 General Commercial – City of Lakeland



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