



**FOR SALE | BANK OWNED OFFICE
CENTRAL LAKELAND HISTORIC DISTRICT**

Address: 905 S. Missouri Ave, Lakeland, Florida, 33803

Property: Almost 2,000 sf of building situated on .29 acres. Formerly used as a chiropractic office, building is configured with eight smaller exam rooms, one executive office, waiting area, reception and records rooms, kitchen area (also plumbed for over/under washer dryer hookup), x-ray room, and storage. Site features 8 parking spaces currently (4:1000) on site. O-1 land use allows for general and medical office, and some limited retail applications.

Location: Located within the Dixieland historic district and the Dixieland CRA. Inside the City Limits. Site is 3.5 miles from I-4 or 2.7 miles to the Polk Parkway, allowing easy access from Tampa or Orlando. Missouri Avenue in Dixieland has a mix of business in remodeled historic houses, including attorneys, architects, photographers, real estate companies, dental offices, and more. This is an excellent location, in close proximity to downtown, and only one block off Florida Avenue.

Asking Price: \$135,000 / \$67.250per sf



SITE DESCRIPTION

ADDRESS: 905 South Missouri Avenue, Lakeland, Florida 33803

BUILDING SIZE: 1,984 sf

YEAR BUILT: 1925, remodeled in 1995

LAND SIZE: .29 acres - subject to verification by survey

LEGAL DESCRIPTION (S): WARING T L SUB PB 2 PG 59 BLK 2 LOTS 1 & 2

TAX PARCEL NUMBER (s): 23-28-24-124000-002010

OWNER OF RECORD: Quality Properties Asset Management Co.
100 S. Charles Street
Baltimore, Maryland 21201-2725

ZONING: O-1

SPECIAL DISTRICTS: Located within Dixieland CRA, and Dixieland Historic District

TOPOPOGRAPHY: The site is generally level. The elevation of the site is generally equal to adjoining properties.

DRAINAGE: No on-site drainage system due to age of building.

FLOOD ZONE DATA: Not within a 100-year or 500-year flood plain - located in flood zone X

SOILS: No site-specific soil survey available for the subject. No apparent adverse sub-surface soil conditions.

VEGETATION: Good quantities of landscaping and trees in parking lot and yard areas.

UTILITIES/SERVICES: Sewer - City of Lakeland
Water - City of Lakeland
Electric - City of Lakeland

EASEMENTS: None known.

PRIVATE RESTRICTIONS/
ENCUMBRANCES: None known.

UNDERGROUND
FACILITIES: Utilities only, no underground storage tanks known

HAZARDOUS
CONDITIONS: No known environmental contaminations.

ADJOINING USES: North: Residential
South: Residential
East: Commercial
West: Commercial



SITE IMPROVEMENTS

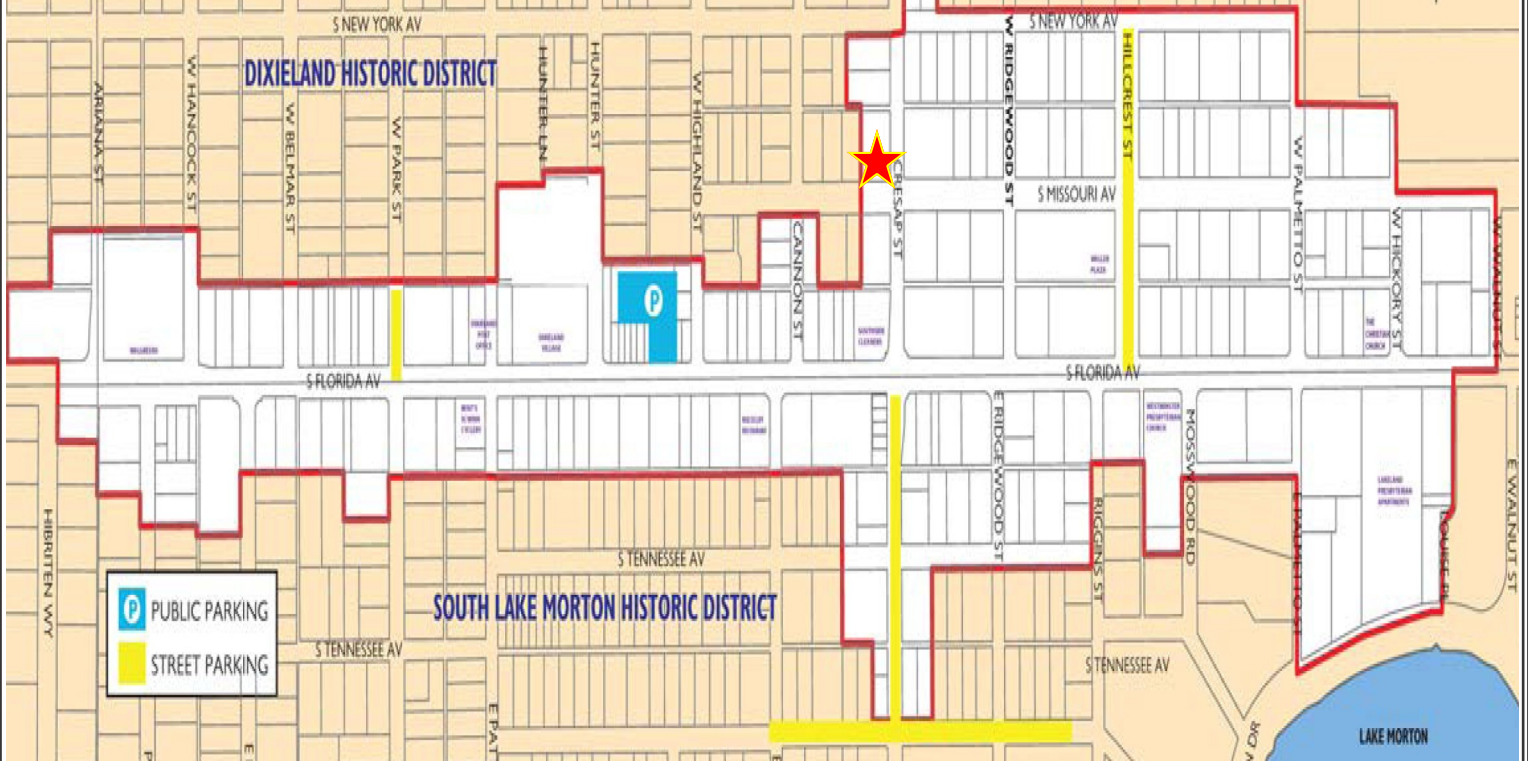
ACCESS:	From Cresap Street, egress out alley
PAVING/PARKING:	Eight stabilized parking spaces provide on-site. (4/1,000)
LIGHTING:	City provided street lighting only
SIGNAGE:	None on site. Building signage available per city and historical codes.

BUILDING DESCRIPTIONS

USE TYPE:	Professional office, multi-tenant.
BUILDING SIZE:	1,984 sf
YEAR BUILT:	1925, remodeled in 1995
FOUNDATION:	Raised, crawl space
EXTERIOR WALLS:	Concrete block with brick
ROOF:	Shingle
DOORS:	Solid core
WINDOWS:	Fixed pane and single hung
INTERIOR FINISHES:	Floors: Carpeting with 2" wood underneath, vinyl. Walls: drywall and paneling Ceilings: Acoustical tile.
LIGHTING :	Good quantity of florescent lighting.
ELECTRICAL SERVICE:	225 AMP panel
HEATING/COOLING:	Zoned, two unit, package A/C
OTHER FEATURES:	Corner Lot
OVERALL EXTERIOR CONDITION:	Fair
OVERALL INTERIOR CONDITION:	Fair



Dixieland CRA





Demographics & Research



- Within a 100-mile radius reside 8.6 million people and a workforce of 3.4 million.
- Within the same 100-mile radius, Polk County has access to 500,000 students at three major research universities, numerous colleges, community colleges and technical schools.
- Polk County has emerged as a leading logistics center due to its central location in Florida and its 18 million residents. From this platform on Interstate 4, companies have easy access to Interstates 75 and 95 as well as US Highway 27, a major north-south route.
- Polk County's labor force of 276,000 persons is backed by a progressive workforce board and by numerous training programs, including Programmable Logic Control Maintenance Mechanics, Information Technology, Engineering and Logistics and Supply Chain Management.
- Polk County businesses operate between two of the best international airports in the world – Tampa and Orlando. Combined, these airports provide 1,145 non-stop daily flights to all major US markets and 22 international markets. Another advantage for companies is the nearby deep-water ports of Tampa, Manatee and Canaveral.
- CSX Railroad has announced plans to build an Integrated Logistics Center on 1,250 acres of industrial land in our county which will serve destinations throughout the United States.
- Major national and regional developers have purchased 5,000 acres of Industrial and Business Park Center properties in our community and have announced plans for the future construction of 25 million square feet of space.

Provided by: Central Florida Economic Development Council of Polk County





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