

**FOR SALE** RETAIL USER OR REDEVELOPMENT PROPERTY  
NEXT TO DOWNTOWN LAKELAND FLORIDA



**901-915 N. Florida Ave., Lakeland. Florida 33801**

**6,500 Sq. Ft. Commercial User-Investment Property!**

**2 BUILDINGS on 1.2 Acres - may divided**

**Building 1: 1,649 Sq. Ft. and Building 2: 4,851 Sq. Ft.**

**WEST SIDE OF DOWNTOWN LAKELAND**

**FRONTS BUSY NORTH FLORIDA AVE. (S.R. 37)**

**Currently has a tenant but property is available for a buyer-user**

**SALES PRICE: \$1,195,000**

**Call For Details and a Detailed Package—Tours by appointment ONLY!**

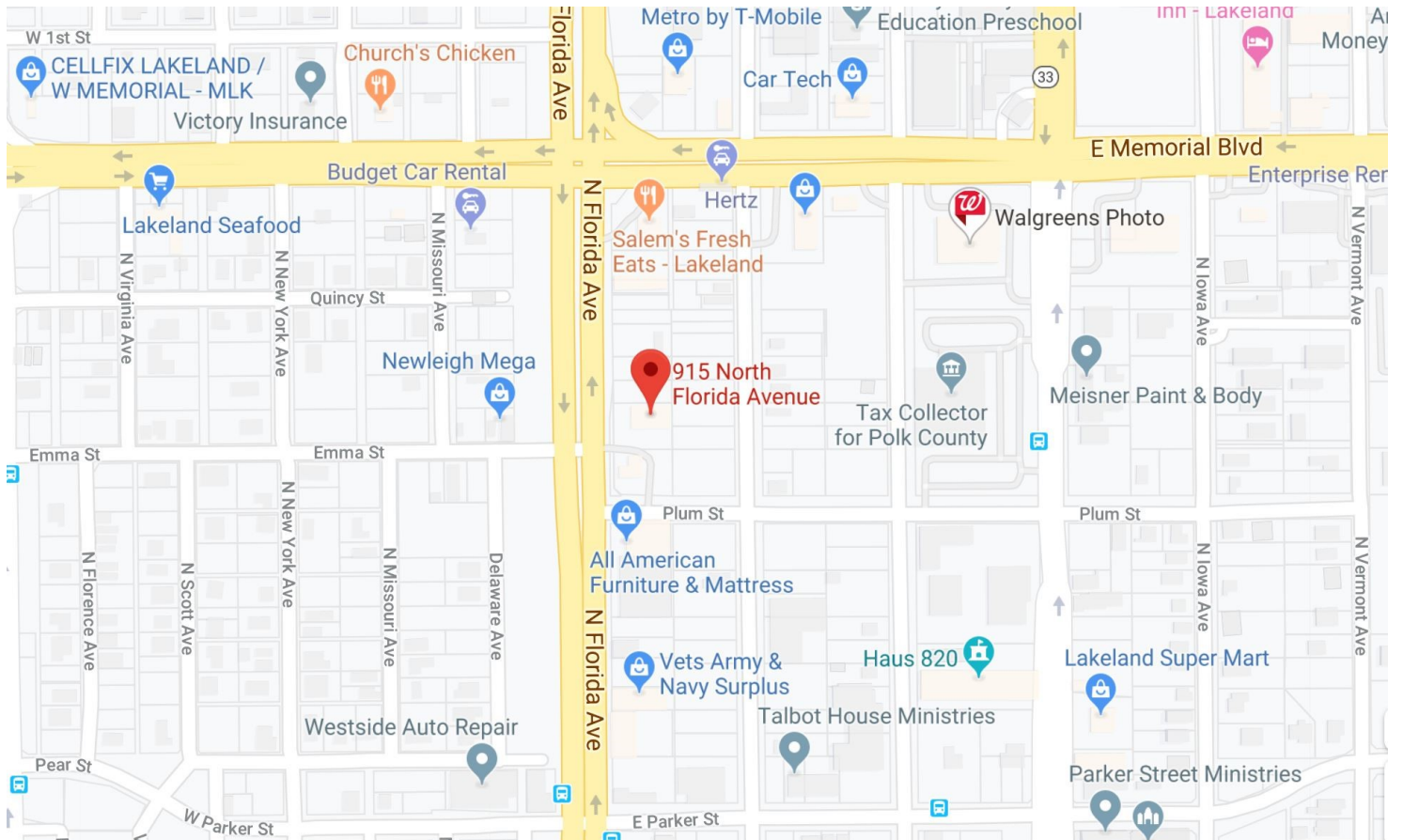
**STEINBAUER ASSOCIATES, INC.**

**COMMERCIAL - INDUSTRIAL - INVESTMENT: SALES, LEASING  
AND PROPERTY MANAGEMENT**

**(863) 647-1661 LAKELAND, FLORIDA**

NOTE: EVERY EFFORT HAS BEEN MADE TO PROVIDE ACCURATE INFORMATION. HOWEVER WE ARE NOT RESPONSIBLE FOR ERRORS, OMISSIONS, PRIOR SALE, CHANGE OF PRICE OR WITHDRAWAL FROM MARKET WITHOUT NOTICE. BUYER INDEPENDENT OF BROKER OR OWNER SHALL VERIFY ALL PERTINENT DATA.

# MAP



Located on busy North Florida Avenue just south of Memorial Boulevard on the west side of Downtown Lakeland. Substantial investment is being made in this area by the private sector and the City of Lakeland. Buy your piece of the booming downtown area before prices skyrocket!

# AERIAL PHOTO

