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*Commercial  
Real Estate Services  
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please contact:

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FL, Real Estate Broker  
**863-619-6740**



# *Rare Downtown Bartow*

## Prime Corner Building on 1.05 Acre For Lease / Sale



## **680 BROADWAY AVENUE BARTOW, FL 33830**

- 7,457 SF Office complex on 1.05 acre (45,868.52 SF)
- Main building 6,737 SF with 52' long drop-off canopy (currently office-formerly medical) and 720 SF modular office building. 40 parking spaces, pylon sign, lush landscaping.
- NE corner Broadway Avenue, Pearl Street and Central Avenue, 6 blocks South of Main Street, Polk County Courthouse and County Administration building.
- Base Lease Rate: \$12.00/SF, NNN.
- Sale/Purchase Price: ~~\$1,025,000.00~~ Price Reduction: \$899,000.00

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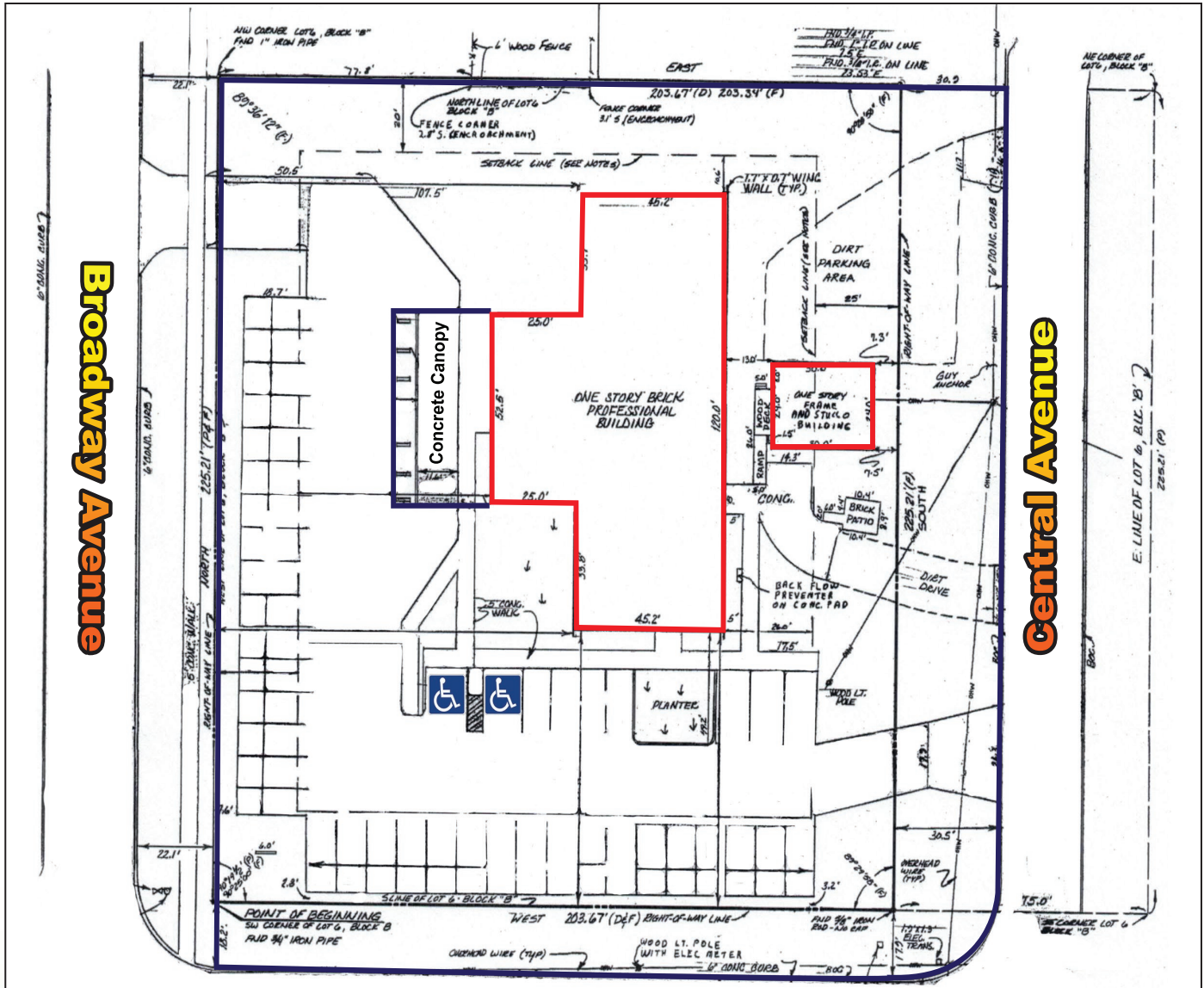
## **RARE DOWNTOWN BARTOW PRIME CORNER BUILDING ON 1.05 ACRE FOR LEASE / FOR SALE**

Property Address:	680 BROADWAY AVENUE, BARTOW, FL 33830 Folio #: 25-30-08-411000-002060 Polk County, Florida
Property Location:	NE corner of Broadway Avenue and Pearl Street, 6 blocks South of Main Street intersection, Polk County Courthouse and County Administration building. The property wraps around Central Avenue.
Type Property:	Professional building with drive-thru canopy
Size Property/Features:	7,457 SF office complex, comprised of 2 buildings: <ul style="list-style-type: none"><li>❖ 6,737 SF main building (CB/block/brick built 1974) with 52' long drop-off canopy – entrance/reception with glass panel and large waiting room – multiple offices (formerly a medical building with capped plumbing in many rooms) – fitness center with floor to ceiling mirrors, double restrooms with showers – Conference room Break room/lab – former X-Ray room - mail/area – large windows in corner offices – renovated Year 2002 - new roof Year 2010 – wiring for security video – cable for television - Wi-Fi and more.</li><li>❖ 720 SF detached air conditioned modular office building with RR</li></ul>
Land Size:	1.05 ± acre (45,868.52 ± SF)
Land Dimensions:	225.21'/Broadway Avenue - 203.67'/Pearl Street - 225.21'/Central Ave.
Parking:	40 paved parking spaces
Land Use/Zoning:	Future Land Use: Commercial Zoning: P-1 City of Bartow (Professional Office)
Utilities:	Electric, water and sewer provided by the City of Bartow
Lease Rate:	\$12.00/SF, NNN – Operating Expenses estimated at \$3.00/SF
Sale/Purchase Price:	\$899,000.00
Ad Valorem Taxes:	\$7,897.04/Year 2017
Comments:	Rare 1+ acre Downtown Bartow commercial property bordering on 3 streets with major visual impact and easy access. Lush landscaping and mature trees (oaks and sycamore) – double sided pylon sign. Ideal for professional/medical use.
Contact:	Maria Mahoney, 863 619-6740 Licensed Florida Real Estate Broker





680 BROADWAY AVENUE, BARTOW, FL 33830



**Broadway Avenue**

**Central Avenue**

**Pearl Street**



**LEGAL DESCRIPTION:** Lot 6, Block B, LESS the East 75 feet thereof, JOHNSON AND WRIGHTS ADDITION TO BARTOW FLORIDA, according to plat thereof recorded in Plat Book 1, page 33-A, of the public records of Polk County, Florida.  
 PROPERTY FOLIO: 25-30-08-411000-002060 Polk County, Florida

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**Front View**



**Back View**



**Side View**



**Drive-Thru Canopy**



**Parking Lot View**



**Annex**

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**Reception**



**Waiting Room**



**Lobby View**



**Typical Office**



**Conference / Breakroom**



**Hallway**



**Fitness Room**



**Annex Training Room**

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