.47 acres | Car Lot | C-2 Zoning

FOR SALE

833 N. Massachusetts Avenue, Lakeland, Florida 33803

Property Highlights

- CURRENTLY CAR LOT
- 2,178 SF RETAIL/OFFICE
- C-2 ZONING
- MIDTOWN CRA
- IN THE ENTRPRISE ZONE
- 9000 VPD

BROADWAY
REAL ESTATE SERVICES

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100 S. Kentucky Avenue Suite 290, Lakeland, Fl 33801

833 North Massachusetts Avenue, Lakeland, Florida 33801

Property: This is a .47-acre parcel located at 833 N Massachusetts Avenue built in 1956. Site is level with stabilized ground and has three covered areas. Currently property is a car lot with new lift, new central air, paint and flooring. This site has a 2,178 Sf can be used as retail /office space with many more permitted uses. Additionally, the property is within the Core Improvements, Midtown CRA & the Enterprise Zone. New investments, under certain conditions, may be eligible for preferential tax treatment. See page 5-6 for additional information.

Property permitted uses; retail, office, mini warehouse, thrift store, dollar stores, laundry establishment, pawn shop, office support retail, exercise, fitness, martial arts studio, liquor store, firearms sales, indoor gun range, barber shop, beauty salon, tattoo parlor, convenience store and many more uses.

SALES PRICE: $449,000

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Location: The site is directly across from The Collective at Mass Market which offers office stimulate connectivity, creativity, and productivity! HAUS 820 is also across the street and one of the first fully renovated historic warehouses in Central Florida to be turned into an event venue. The Yard on Mass directly west of the site offers food trucks and nighttime venue. Recently developed Lake Mirrorton apartments, three block to the south, offers 300 residential apartments to downtown Lakeland. Just a stone's throw from Lake Mirror, all city offices, city parks, downtown retail and restaurants, banks, and urban living. The site features very easy access to I-4, both east and westbound, which is just a few miles to the north at exit 32. Current traffic counts along Massachusetts Avenue exceed 9000 vehicles per day.

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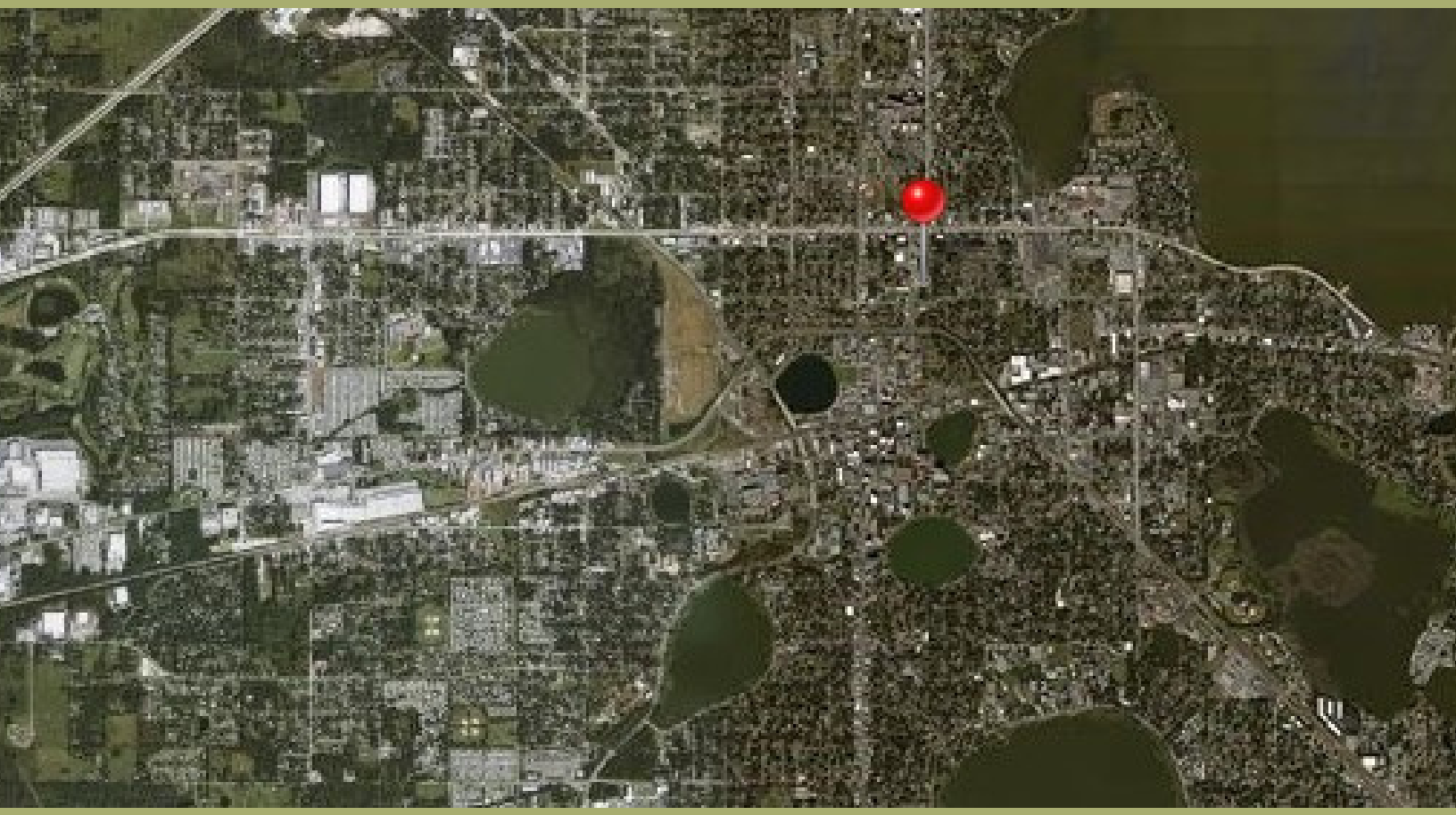

AREA INFORMATION: Lakeland is located approximately 35 miles east of Tampa and 55 miles southwest of Orlando along Interstate I-4. The city is home to Florida Southern College, Florida Polytechnic University, Southeastern University, Polk Community College, and Publix. Lakeland is showing positive job growth and offers a lower cost of living than area other areas along the I-4 corridor. There are over 10,000,000 people within a 100-mile radius of Lakeland; a fact that is causing exponential growth in the area

History buffs and art lovers will enjoy the Polk Museum of Art in Lakeland, and flight enthusiasts can't miss the annual SUN 'n FUN Fly in. And do not forget Spring Training with the Detroit Tigers at the newly renovated Joker Marchant Stadium! In the heart of Lakeland's downtown, Lake Mirror Park offers a historic promenade, amphitheater, and pedestrian walkways. Hollis Garden, found around the walkway, is a breathtaking formal garden that showcases more than 10,000 flowers and Florida indigenous plants. Make sure to dine at one of the over 30 restaurants in downtown, in what is quickly becoming the hottest restaurant scene in central Florida.

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The Enterprise Zone: Designated by the State of Florida, is a specific geographical area targeted for economic revitalization. The Enterprise zone encourages economic growth and investment to business and property owners by offering tax advantages and incentives to encourage private investment and employment opportunities.

Core Improvements Midtown CRA: Midtown, with its 4,463 acres, is the largest of the three CRA Districts. It spans from the intown bypass to Interstate-4. The area is anchored by the Medical District, Joker Marchant Stadium and the newly redeveloped Mass Market. This district includes 10 active and engaged registered residential neighborhoods.

The Commercial Corridor Façade and Site Improvement Matching Grant is a $75,0001 dollar- for- dollar matching grant that can be used towards any exterior architectural improvements to the street-side façade and eligible site improvements.

MIDTOWN The Infill Adaptive Reuse Program is for specific leasehold improvements that include the upgrading or installation of new electrical, HVAC, plumbing, sprinkler/fire suppression systems, security systems and ADA compliance items. The CRA offers a 50% matching grant with a maximum grant amount of $75,000.

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The Economic Development Infrastructure Incentive Program (Midtown) supports the development of both new and expanding economic development projects that advance the science, technology, engineering & mathematics (STEM) and manufacturing base within the City of Lakeland's Midtown CRA. Assistance may be provided to qualified projects through electric, water and wastewater utility extensions and relocations, transportation infrastructure development and/or utility impact fee reimbursements.

Eligible Improvements

o Permitting Fee Reimbursement
o Mitigate Water and Wastewater Impact Fees
o Relocation of Water, Wastewater and Electric Transmission Lines
o Infrastructure Improvements
o Electric Transformers and Dual Feeds o Transportation and Traffic Improvements

The Economic Development Growth and Expansion Program (EDGE) Program supports the development of new and expanding science, technology, engineering & mathematics (STEM), manufacturing and food service-related businesses that are located within CRA boundaries through a $25,000 dollar-for-dollar matching grant. Assistance may be provided to qualified projects through electric, water and wastewater utility connections and upgrades, installation of attached fixtures, grease traps, backflow preventers, venting systems, sprinkler systems, solid waste and recycling management and engineering services for electrical, mechanical, and plumbing services.

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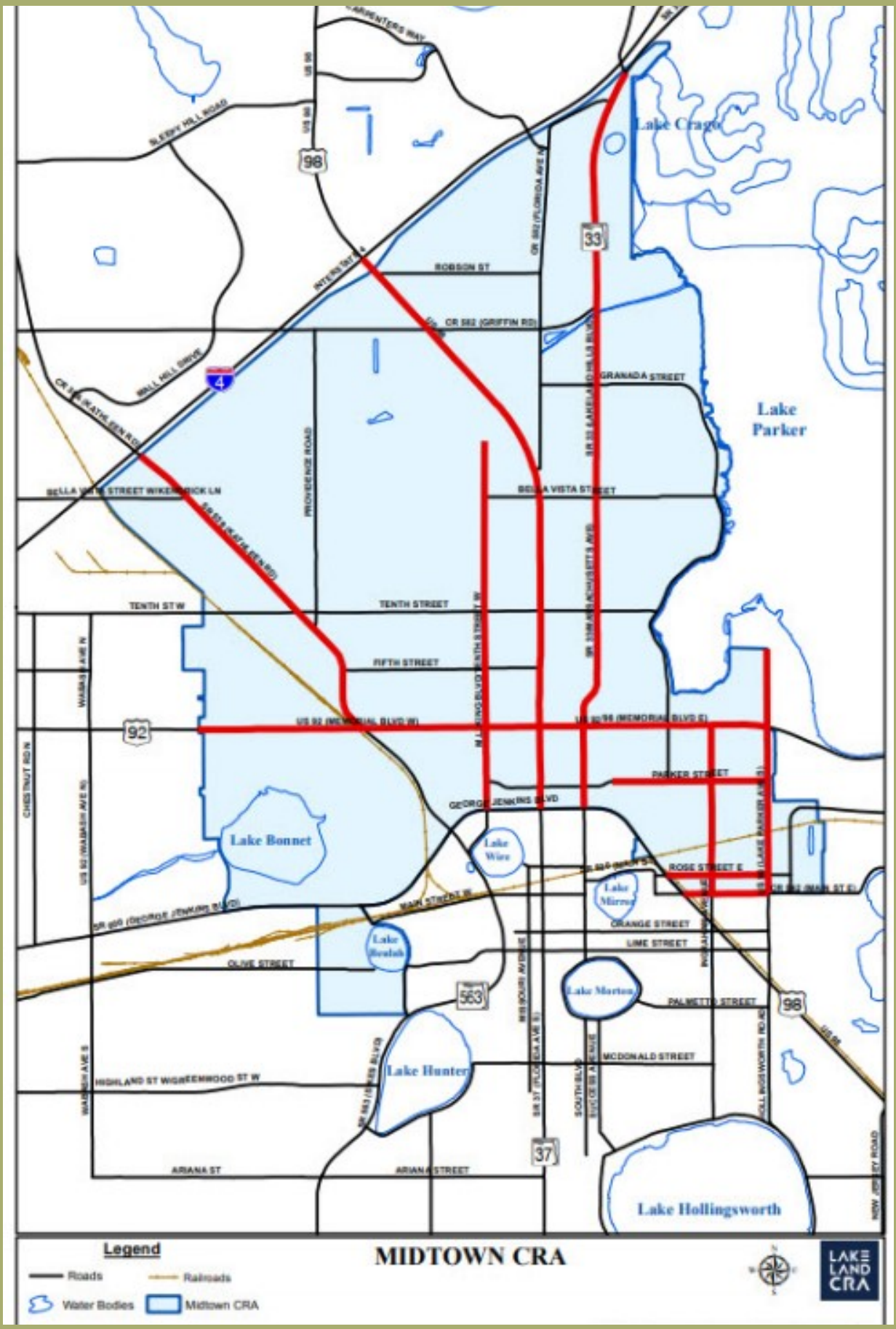
Midtown CRA Map



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