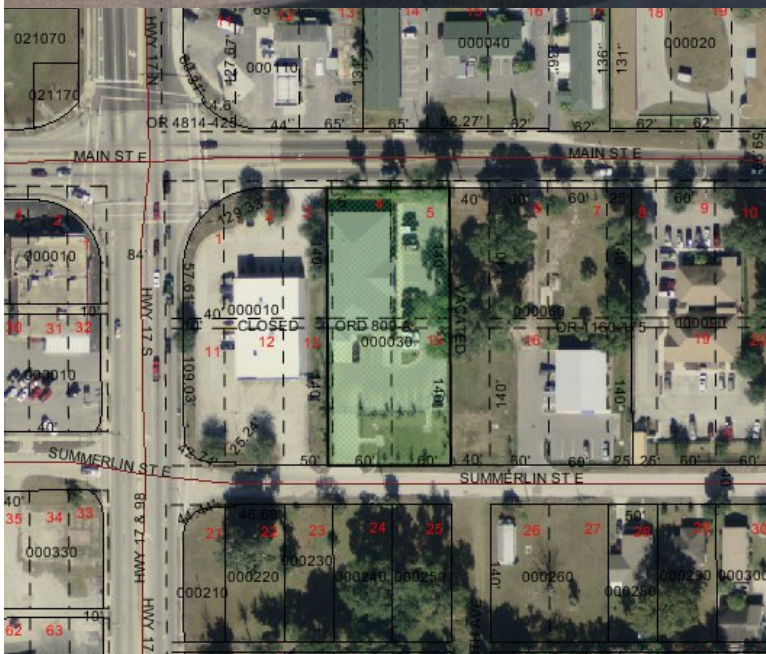


Coldwell Banker Commercial NRT Class "A" Professional Office - Bartow, Florida

Located in Polk County's Government Center!



Price:
\$969,900.00



**7,576 SF Professional
Office Building
Built in 2007
On 0.811 Acres**

**Mike Nolen Sr., Gloria J. Spanjers
Realtor**

**Coldwell Banker Commercial
NRT**

**290 Cypress Gardens Blvd.,
Winter Haven, FL 33880**

863-294-7541 Office

863-325-206-4749 Cell Gloria

863-508-1736 Direct line Gloria

Gloria@mycommercialteam.com

**For More Information, go to:
www.mycommercialteam.com/pulex.htm**



**COLDWELL
BANKER
COMMERCIAL**

NRT

Florida's Commercial Real Estate Company



Class "A" Professional Office (built in 2007), located at the County Seat

1445 E. Main Street, Bartow, Polk County, Florida

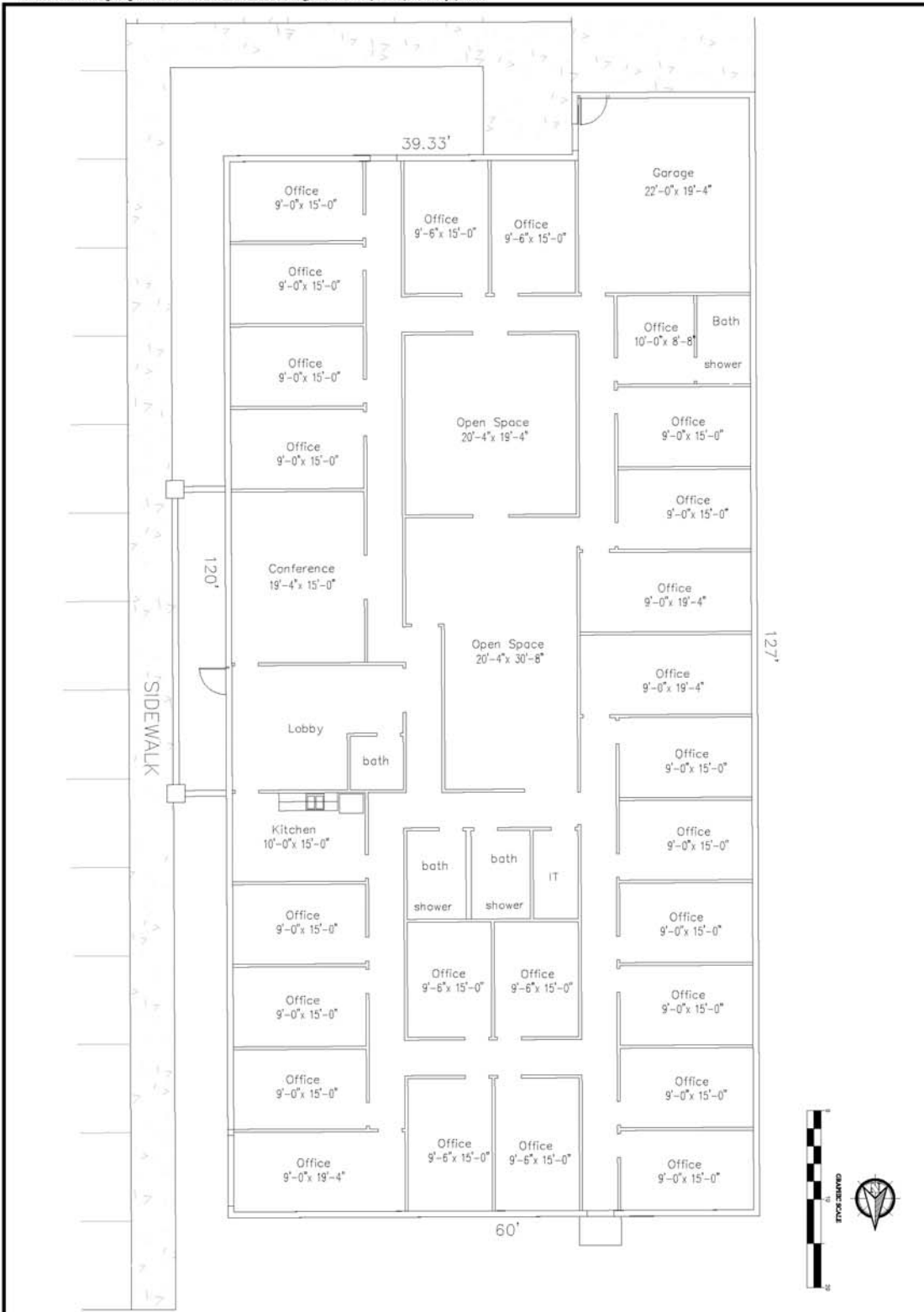
DESCRIPTION:	Essentially new Class "A" office building with plenty of parking (48 regular and 2 handicapped spaces).
LOCATION:	1445 E. Main Street, Bartow, Polk County, Florida. Bartow is the government center for Polk County's Board of County Commissioners and the School Board.
SITE:	Existing 7,576 SF building, constructed in 2007 as engineering, surveying and land planning office. Lot size is 0.811 acres (property has frontage on both Main Street, East, and Summerlin Street, East).
INGRESS & EGRESS:	Excellent access to downtown business district. Property is less than one block from US Highway 17. East Main Street connects directly to SR 60.
UTILITIES:	Water, sewer, telephone, gas and electric available.
ZONING:	City of Bartow - Community Commercial Zoning.
EMERGENCY:	Fire, Police, and ambulance service available to the site.
PRICE:	\$969,900.00


Mike Nolen Sr., Gloria J. Spanjers
Realtor— 863-294-7541



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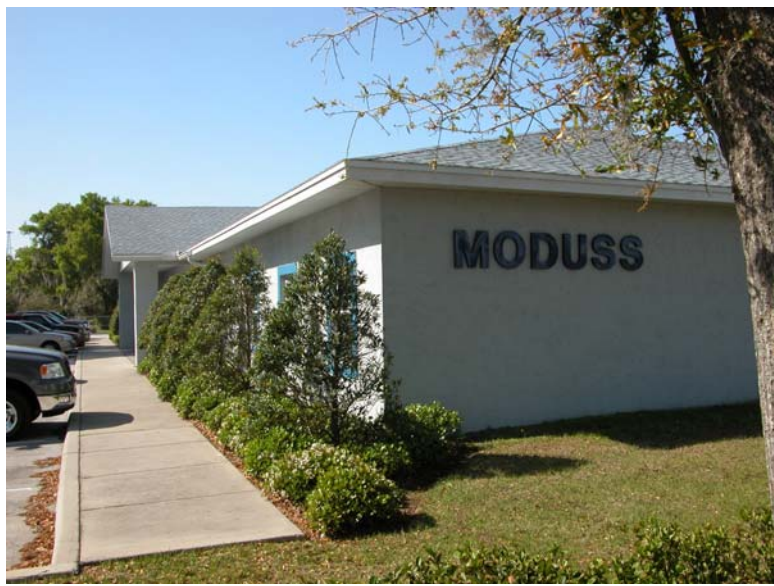
Sheet Number 1	MODUSS	 MODUSS INC. 1445 EAST MAIN STREET BARTOW, FL 33830	No. Site Revision Description	
	OFFICE FLOOR PLAN EXHIBIT BARTOW, FLORIDA		FOR:	Designed By: _____ Drawn By: _____ Checked By: _____ Issue Date: _____

Mike Nolen Sr., Gloria J. Spanjers
Realtor — 863-294-7541



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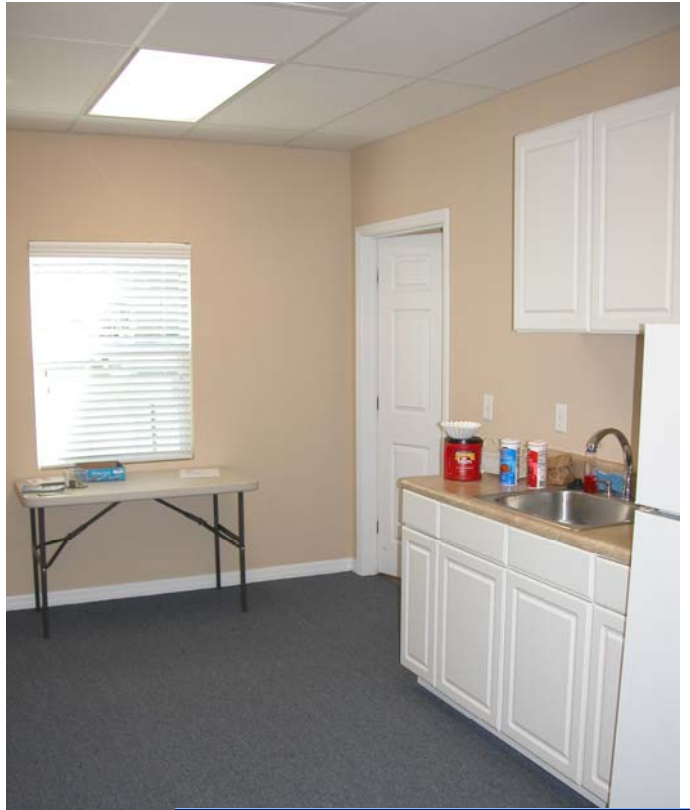
**Mike Nolen Sr., Gloria J. Spanjers
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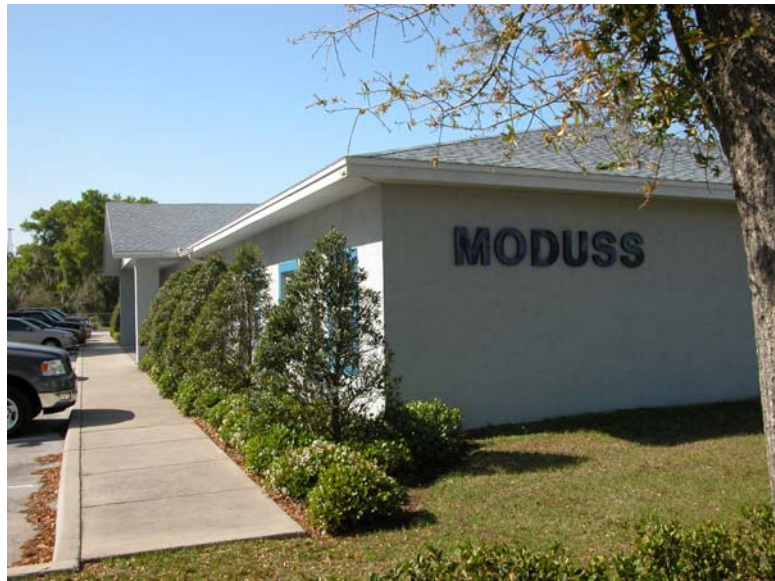


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