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L4962633 1233 BARTOW RD, LAKELAND, FL 33801



<p>County: Polk Status: Active Property Style: Office Legal Subdivision Name: INTERLACHEN HEIGHTS Special Sale: None Flex Space SqFt: Office Retail Space SqFt: Manufacturing Space (Heated): Warehouse Space (Heated): New Construction: No Number of Tenants: Tenant Count: Financial Package:</p>	<p>List Price: \$479,000 LP/SqFt: \$325.85 ADOM: 12 CDOM: 12 Heated Area: 1,310 SqFt / 122 SqM Total Area: 1,470 SqFt / 137 SqM Proj Comp Date:</p>
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Prime commercial opportunity in the heart of Lakeland! This fully renovated office building sits on a signalized corner lot along a high-traffic corridor with unbeatable exposure for signage and branding. Recent upgrades include a new metal roof, new HVAC system, new flooring, new lighting, new kitchen, and fresh paint inside and out. The bright, open-concept interior offers a versatile layout currently configured with 6 desks, ideal for insurance, medical, legal, accounting, real estate, or other professional/service-based uses. The private manager's office is a flexible bonus space — perfect for a podcast studio, fitness room, or executive suite. A spacious lounge area with room for a conference table offers the option to add a translucent partition wall for a private meeting space. The fully renovated kitchen includes eat-in seating, and the updated bathroom completes the move-in-ready feel. Parking is a major plus: 6 assigned spaces plus additional driveway parking and tandem side-lot parking for staff and clients. Minutes from downtown Lakeland, hospitals, retail, and restaurants — this corner-lot location delivers visibility, flexibility, and convenience all in one package.

Land, Site, and Tax Information

<p>Legal Desc: INTERLACHEN HEIGHTS PB 35 PG 32 BLK 4 LOT 1 LESS RD R/W SE/TP/RG: 20-28-24 Subdivision #: Tax ID: 24-28-20-238200-004010 Taxes: \$4,597.14 Book/Page: 35-32 Alt Key/Folio #: 242820238200004010 Road Frontage: Highway Add Parcel: No # of Parcels: Lot Dimensions: 80.5x115 Water Frontage: No Water Access: No Water View: No</p>	<p>Zoning: O-1 Future Land Use: Zoning Comp: Tax Year: 2025 Complex/Comm Name: Flood Zone: X Additional Tax IDs: Lot Size Acres: 0.19 Water Name: Water Extras: No</p>
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Interior Information

Floors: One	Total Number of Buildings: 1	# Offices:
A/C: Central Air		

Exterior Information

<p>Ext Construction: Concrete Roof Construction: Metal Foundation: Slab Road Surface Type: Paved Road Responsibility: Public Maintained Road Signage:</p>	<p>Designated Builder Y/N: Total Parking Spaces: 12</p>	<p># of Bays: # of Bays Grade Level: # of Bays (Dock Well): # of Gas Meters: # of Electric Meters:</p>
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Green Features

Green Energy Generation:	Green Energy Generation Y/N: No	
Cap Rate:	Annual Gross Income:	Income Includes:

Vacancy Rate:

Anchor Or Co-Tenants:

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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