

**3970 S. Pipkin Road
Lakeland, Florida 33811**

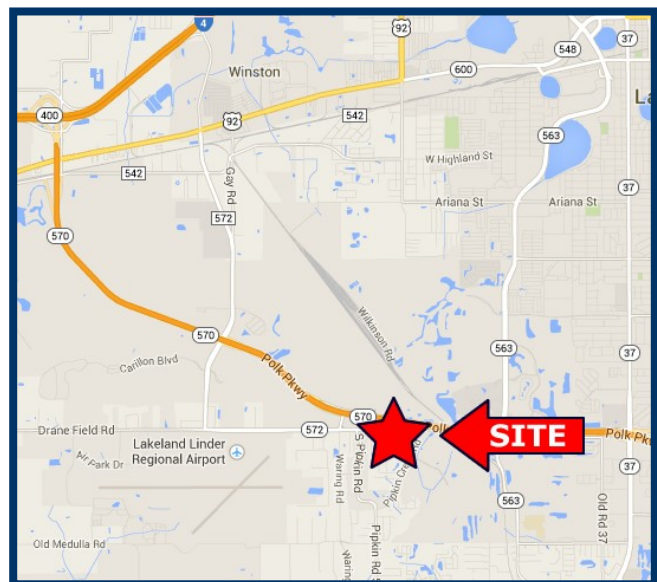
**BUCKNER
COMMERCIAL PROPERTIES**

INVESTMENT PROPERTY – FOR SALE



Features

- Total Square Footage: **12,036 Sq. Ft.**
 - Office & Warehouse
- Land Size: 0.89 Acres
- Year Built: 2007
- **Sale Price: \$1,600,000**
 - Year 1 NOI: \$127,653
 - Cap Rate: 8.00%



Contact: David A. Buckner, SIOR

Office: (863) 686-7770 | Mobile: (863) 640-8843

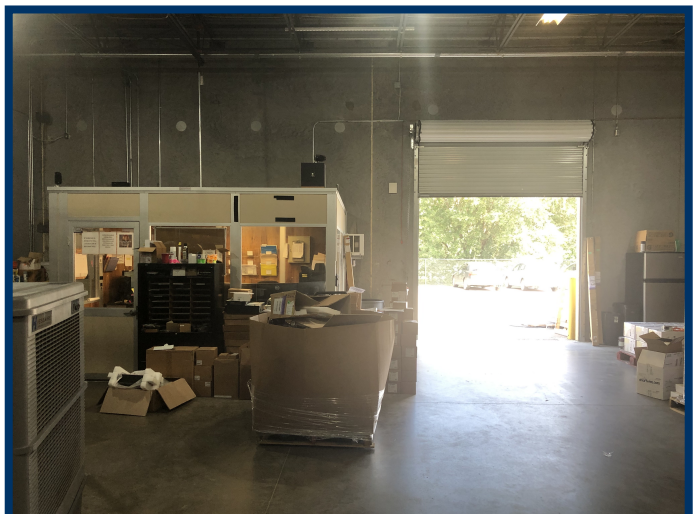
E-mail: david@bucknercommercial.com | Website: www.bucknercommercial.com

Information concerning this offer is from sources deemed reliable, but no warranty is made as to the accuracy thereof.

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INTERIOR PICTURES

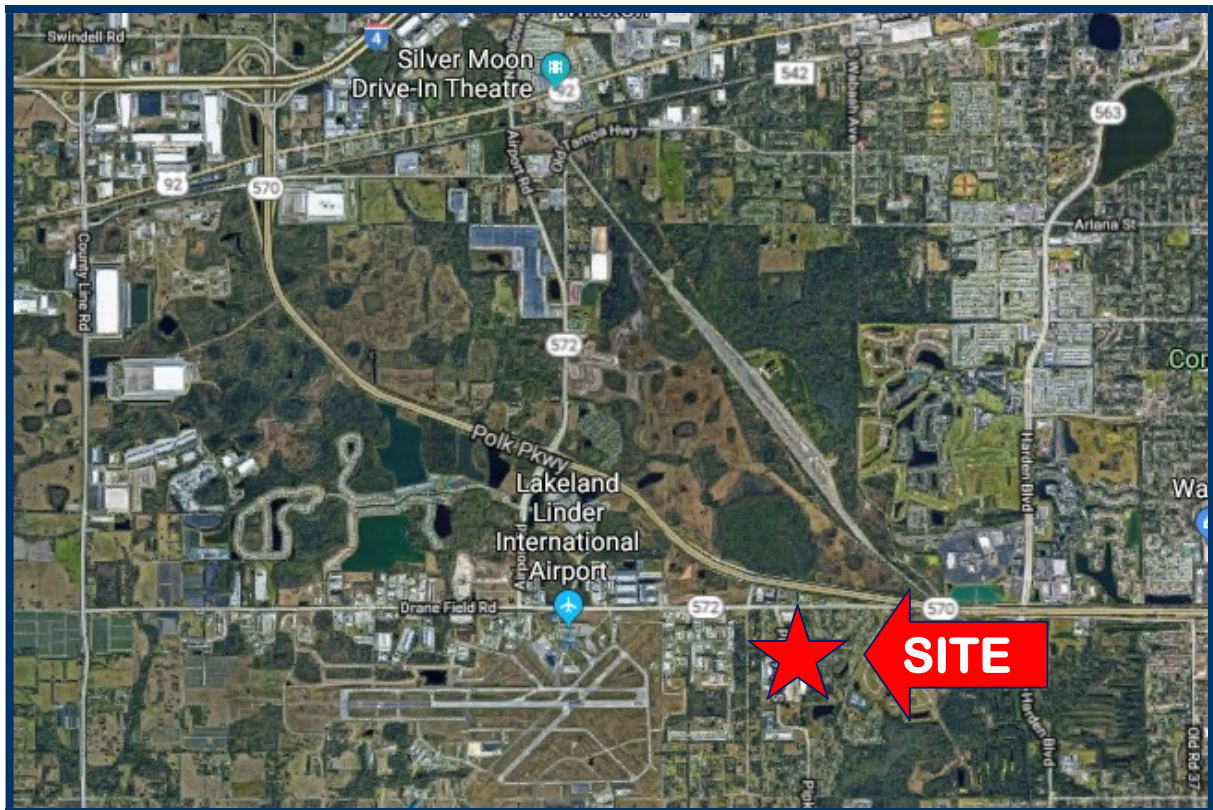


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SITE AERIAL

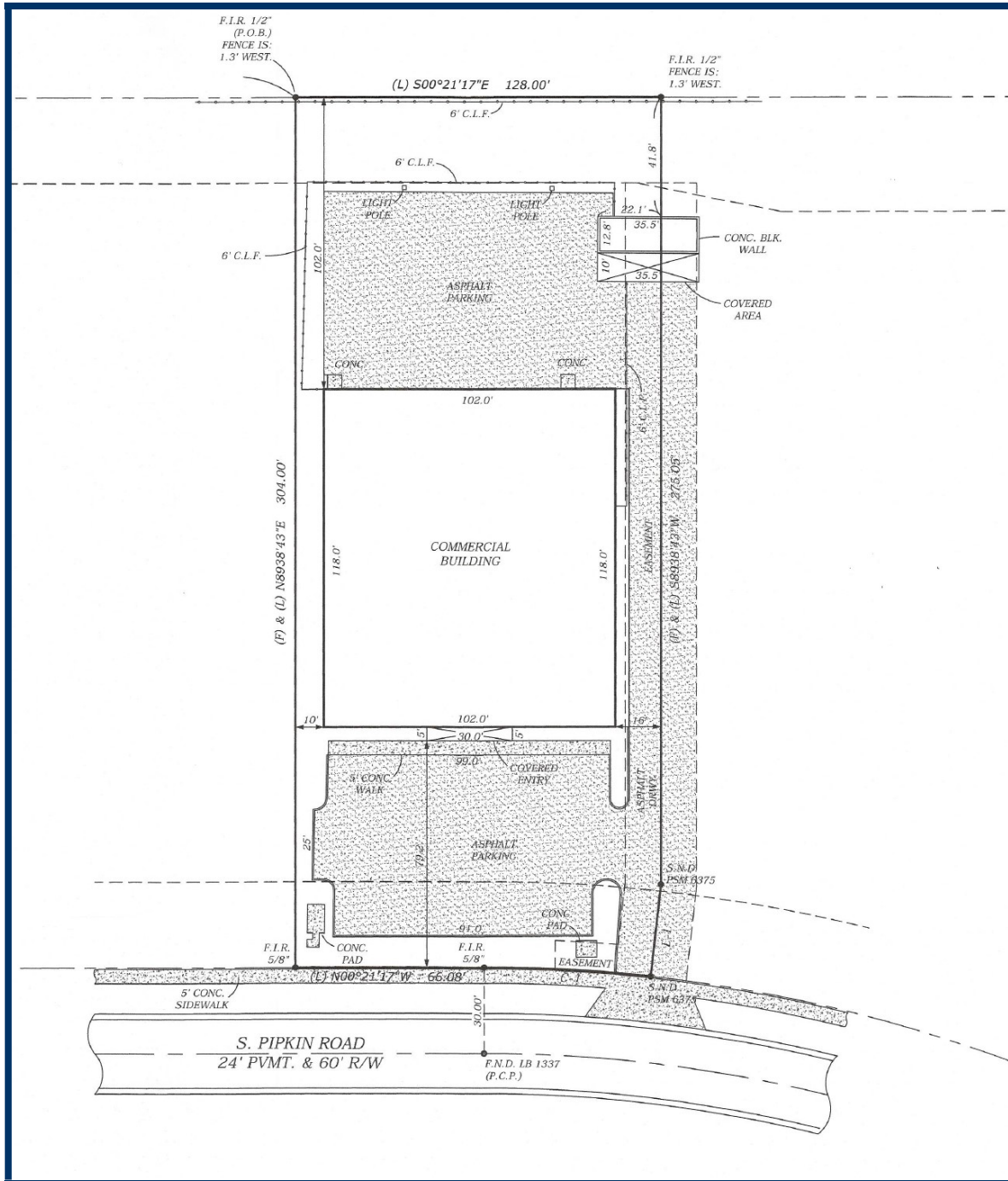


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SITE PLAN



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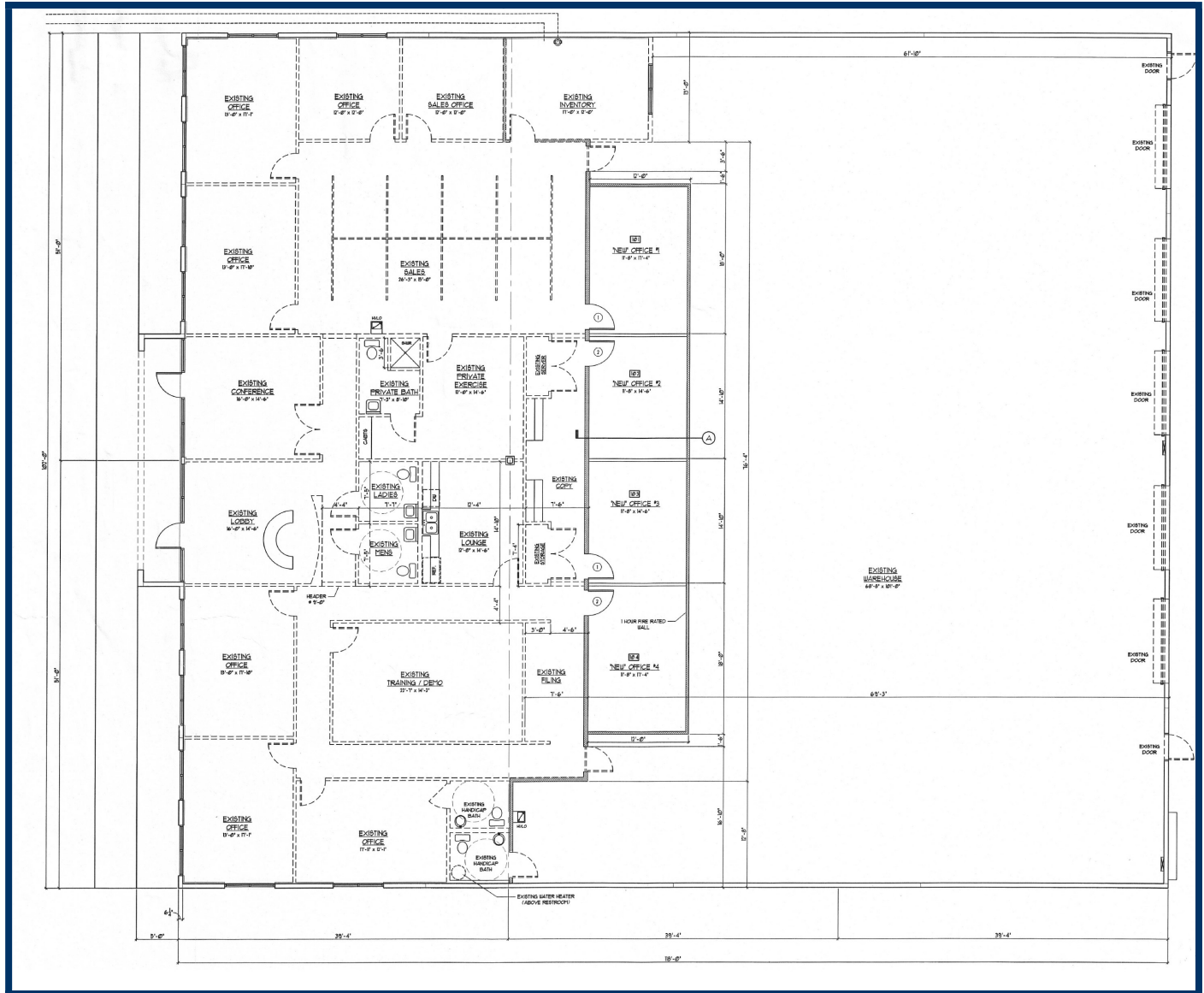
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BUILDING/FLOOR PLAN



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