

**Cross Property 360 Property View**

**814-816 N NEW YORK AVENUE, LAKELAND, Florida 33815**

Listing

**U8167040 814-816 N NEW YORK AVE, LAKELAND, FL 33815**



**County:** Polk  
**Ownership:** Fee Simple  
**Annual Expenses:**  
**Annual Net Inc:** 10,000.00  
**Security Deposit:**  
**Building Name/#:**  
**Total Num Bldg:** 3  
**Property Style:** Triplex  
**SqFt Source:** Public Records  
**Heated Area:** 1,710 SqFt / 159 SqM  
**New Construction:** No  
**Flood Zone Code:** X

**Status:** Active  
**List Price:** \$175,000  
**LP/SqFt:** \$102.34  
**Year Built:** 1935  
**Special Sale:** Auction  
**ADOM:** 19  
**CDOM:** 19  
**Total Units:** 3

**Proj Comp Date:**

Auction Property. Historic Triplex in N Lakeland is up and ready to become your next cash cow! 2/3 units are vacant meaning you can either move in and operate as a live-in landlord OR set the new market rates and have y0 be fantastically successful! These three 2/1 ~550 sqft units are recently touched up with new paint and luxury vinyl floor. \*\*\*Auction will Run 07/18 - 07/22 ONLINE\*\*\*. The listed price is a suggested price and is not reflective of the starting bid or the reserve. A buyer's premium of 5% is required. You must preregister on the auction site prior to being approved to bid on the auction online. You may schedule an appointment to view and perform due diligence on the property prior to the auction close. There will be a 5% buyers premium applied to the winning bid. \*\*\*All property information to be verified by buyers\*\*\*

**Baths Total:** 1    **Beds Total:** 2

Units	# Baths	# Beds	# of Units	# Occupied	Expected Rent	Sq Ft Heated	Garage Spcs	Garage Att.
Type: 2 Bed/1 Bath	1	2	3	2	\$1,100	550		

**Land, Site, and Tax Information**

**Legal Desc:** TRAMMELL & JOHNSONS SUB PB 1 PG 54 BLK 2 LOT 3  
**Lot Dimensions:** 65x88  
**SE/TP/RG:** 13-28-23  
**Subdivision #:**  
**Tax ID:** 23-28-13-076000-002030  
**Taxes:** \$1,428.88    **CDD:** No  
**Homestead:**  
**Other Exemptions:**  
**Auction Firm/Website:** Receivership-Auctions.com  
**Flood Zone Code:** X  
**Alt Key/Folio #:**  
**Subdivision Name:** TRAMMELL & JOHNSONS SUB  
**Additional Parcel:** No    **# of Parcels:**  
**Floor #:**    **Building Elevator:**  
**Water Frontage:** No  
**Water Access:** No  
**Water View:** No

**Lot Size Acres:** 0.13  
**Lot Size:** 5,719 SqFt / 531 SqM  
**Section #:** 13  
**Block/Parcel:** 2  
**Front Exposure:**  
**Lot #:** 3  
**Plat Book/Page:** 1-54

**Zoning:** RA-4  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2021

**Auction Type:** Reserve  
**Property Access:** Yes  
**Flood Zone Date:**

**Buyers Premium:** 5%  
**Flood Zone Panel:**

**Additional Tax IDs:**  
**Tot Acreage:** 0 to less than 1/4  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Annual CDD Fee:**

**Interior Information**

**A/C:** Central Air  
**Fireplace:** No  
**Heat/Fuel:** Heat Pump

**Water:** Public  
**Interior Feat:** Thermostat  
**Utilities:** Electricity Connected, Public, Sewer Connected, Water Connected  
**Individually Metered:**

**Flooring Covering:**  
**Fireplace Desc:**  
**Security Feat:**  
**Sewer:** Public Sewer

**Heated Area Source:** Public Records  
**Total Area:**  
**Heated Area:** 1,710 SqFt / 159 SqM

**Exterior Information**

**Pool:** None  
**Garage:** No    **Gar Spcs:**    **Attached:**  
**Carpport:** No    **Carpport Spcs:**  
**Ext Features:** Sidewalk  
**Foundation:** Crawlspace

**Ext Construction:** Wood Frame  
**Garage Dim:**  
**Roof:** Shingle

**Road Surface Type:** Paved

**Green Features**

**Community Information**

**Master Assn/Name:** No  
**Housing for Older Per:** No    **FCHR Website:**  
**Master Assn Fee:**  
**Affidavit YN:**  
**Master Assn Ph:**  
**Expire Renewal Date:**

**Realtor Information**

**List Agent:** Tony Kelly  
**List Agent E-mail:** [tonyjmkellypa@gmail.com](mailto:tonyjmkellypa@gmail.com)  
**List 2 Agent:** Alex Ellis  
**List Agent 2 Email:** [Alex@ABetterLifeRealty.com](mailto:Alex@ABetterLifeRealty.com)

**List Agent ID:** 261550851  
**List Agent Fax:** 727-521-7378  
**List Agent 2 ID:** 260045713

**List Agent Direct:** 863-287-4672  
**List Agent Cell:** 863-287-4672  
**List Agent 2 Phone:** 727-282-2204

**List Office:** A BETTER LIFE REALTY  
**List Office ID:** 260031862  
**On Market Date:** 06/23/2022  
**Owner:** EQUIALT FUND II LLC

**List Office Phone:** 727-521-7378  
**List Office Fax:** 727-521-7378  
**Call Center #:**  
**LP/SqFt:** \$102.34

**Original Price:** \$175,000  
**Owner Phone:**

**Tenant:**  
**Expiration Date:** 06/30/2023  
**Listing Type:** Exclusive Right To Sell  
**Listing Service Type:** Full Service  
**Spec List Type:** Exclusive Right To Sell  
**Single Agent:** 2%

**Tenant Phone:**  
**Representation:**

**Occupant Type:** Tenant

**Dual Variable Compensation YN:**No  
**Realtor Info:** 3rd Party Approval Req, As-Is

**Distribute To:** Homes.com, HomeSnap, International MLS, Realtor.com

**Bonus:**  
**Non-Rep:** 1%

**Bonus Exp Date:**  
**Trans Broker:** 2%

**Showing Instructions:** Lock Box No Call, No Sign, Use ShowingTime Button

**Driving Directions:** From N FL Ave, Turn onto Emma St and then South onto New York. Subject is on the West side of the road

**Realtor Remarks:** \*\*\*Auction will Run 07/18 - 07/22 ONLINE\*\*\*. The listed price is a suggested price and is not reflective of the starting bid or the reserve. A buyer's premium of 5% is required. You must preregister on the auction site prior to being approved to bid on the auction online. You may schedule an appointment to view and perform due diligence on the property prior to the auction close. There will be a 5% buyers premium applied to the winning bid. \*\*\*All property information to be verified by buyers\*\*\* <https://www.receivership-auctions.com>  
Remarks: Property In Federal Receivership. Please see the attachments for FAQ, and other disclosures if Applicable. \*\*ALL PROPERTY INFORMATION TO BE VERIFIED BY BUYERS\*\*\*

**Seller's Preferred Closing Agent**

**Closing Agent Name:**

**Email:**

**Address:** , Florida

**Closing Company Name:**

**Phone:**

**Fax:**

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