

**FOR SALE WITHIN THE CITY OF FORT MYERS
THREE BUILDING INVESTMENT PROPERTY WITH 10% CAP RATE**



PROPERTY DESCRIPTION

- Location: 2272/2284 Cranford Avenue, Fort Myers, FL 33916
- STRAP #: 24-44-24-P2-02726.0240
- Land Size Combined: 11,490± SF, Partially Fenced
- Building Sizes: 2,156± SF Multi-Tenant Commercial
(2) 1,581± SF Residential Duplexes
- Year Built: 1953 & 1970
- Property Taxes Combined 2015: \$4,008.18
- Zoning: IL (Light Industrial) within the City of Fort Myers
- Utilities: All Available to the Site
- Parking: 10 Spaces for the Commercial Building
- Comments: The subject property is located within the City of Fort Myers just north of Edison Avenue at the southwest corner of Cranford Avenue and Lafayette Street. The property consists of three buildings, a multi-tenant commercial building and 2 residential duplexes with two bedrooms and two baths each. Currently 75% occupied, the projected Annual Gross Income is \$56,548 and offers an estimated NOI of \$44,000 annually.

This is a confidential listing, please do not disturb the tenants!

SALE PRICE \$440,000

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