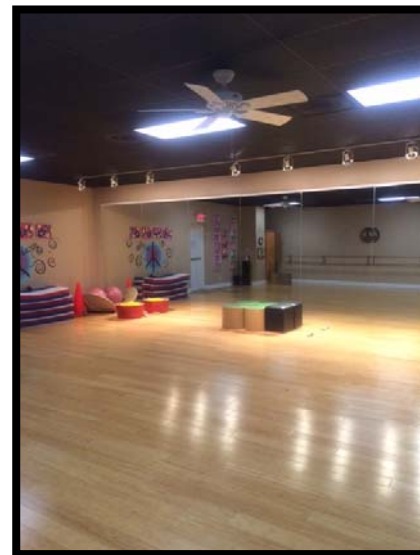
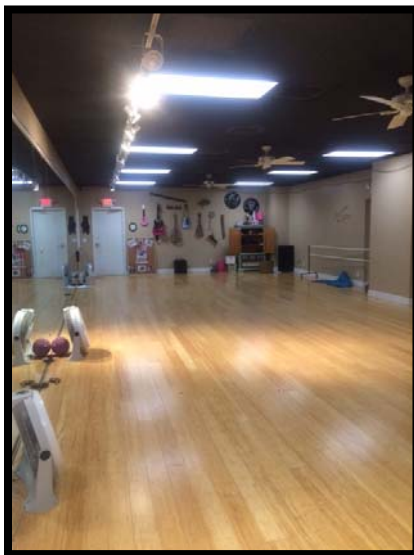


**FOR SALE OR LEASE | 7,795± SF RETAIL/SHOWROOM TURNED DANCE STUDIO
240 FEET OF FRONTAGE ON SW PINE ISLAND ROAD**



PROPERTY DESCRIPTION

- Location: 103 SW 3rd Place, Cape Coral, FL 33991
- S.T.R.A.P. #: 14-44-23-C2-01946.B310
- Total Building Size: 7,795± SF
 - A/C Dance Studios 5,695± SF
 - Insulated Warehouse 2,100± SF
- Land Size: .56± Acres (24,570± SF)
- Zoning: CORR (Corridor) within the City of Cape Coral
- Property Taxes: \$8,802.63 (2016)
- Year Built: 2001
- Parking: 23 Spaces, (Including 1 Handicap Space)
- Comments: This freestanding building was converted into a beautiful dance studio with a large reception/waiting area, (3) separate dance studios - (1) large studio approx. 53'4" x 23', and (2) smaller studios approx. 26'8" x 30', a large locker-room/dressing area approx. 9' x 60', (2) private offices, (3) restrooms, solid wood floors and a 2,100± SF insulated warehouse with 12' x 12' overhead door and separate service door entry. The building is constructed of metal and concrete block, has six (6) air conditioning units and high ceilings throughout. Located just west of Santa Barbara Blvd. and east of Nicholas Parkway, the property has excellent visibility and 240 feet of frontage along SW Pine Island Road, with a large parking area that includes a covered pavilion, landscape lighting, irrigation system and monument signage along SW Pine Island Road.

SALE PRICE \$795,000 (\$102 PSF)

FOR LEASE \$7,924.56 PER MONTH, INCLUDES SALES TAX

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