

FOR SALE OR LEASE TO OWN | 7,795± SF FREE STANDING COMMERCIAL BUILDING | 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
 - 5,000± SF Air Conditioned Retail/Showroom
 - 695± SF Air Conditioned Storage Area
 - 2,100± SF Insulated Warehouse
- 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: 25 Outdoor Spaces (Including 1 Handicap Space), 9 Potential Indoor Parking Spaces
- Comments: This 7,795± SF free standing commercial building is constructed of metal and concrete block, has (6) air conditioning units and high ceilings throughout. The current layout has great potential for use as a showroom offering a large reception area with hardwood flooring, (3) potential showrooms, (2) private offices, (1) storage area, (3) restrooms, and a 2,100± SF insulated warehouse with 12' x 12' overhead door. The property also offers a covered pavilion, landscape lighting, irrigation system and monument signage. Located across from the new Sam's Plaza, the property has excellent visibility and is located just west of Santa Barbara Blvd. and east of Nicholas Parkway on the south side of SW Pine Island Road.

SALE PRICE \$795,000 (\$102 PSF)
FOR LEASE \$7,924.56 PER MONTH, INCLUDES SALES TAX

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