

**FULLY LEASED | SINGLE TENANT | INVESTMENT PROPERTY  
AVAILABLE FOR SALE | 6.42%± CAP RATE**



**PROPERTY DESCRIPTION**

- Location: 9211 Cypress Lake Drive, Fort Myers, FL 33919
- S.T.R.A.P. #'s: 21-45-24-00-00015.0020
- Year Built: 1993
- Total Building Size: 722± SF
- Land Size: 8,044.78± SF
- Zoning: C-1A (Commercial) within Lee County
- 2019 Property Taxes: \$2,280.81
- Parking: 9 Surfaces Spaces
- Signage: Pylon

Comments: Available for sale as an investment property, this former Dairy Queen location has long been one of Lee Counties favorite ice cream shops / take out locations and is currently known as Eats and Treats. The current Tenant has a Triple Net Lease with an expiration date of October 31, 2020 and one five year Option to Renew. The Annual NOI is \$20,400 and is being offered as a 6.42%± CAP Rate.

The property is located at the lighted intersection and southeast corner of Cypress Lake Drive and Learning Court and is ideally situated across from Rutenberg Community Park, which offers year round football and baseball activities, as well as tennis and handball courts. The property is also within walking distance of Cypress Lake Middle School and Cypress Lake High School and 160,861 households within a 5 mile radius. Per the FDOT the 2018 Annual Average Daily Traffic Count was 23,500 cars per day.

**Showings by Appointment Only! Please do not disturb the Tenant or the Patrons.**

**SALE PRICE REDUCED! \$318,000**

**Confidentiality Agreement & Proof of Funds required for additional information.**

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