



COMMERCIAL

For More Information Contact:

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FOR SALE | 7,708± SF RELIGIOUS FACILITY ON 5± ACRES 282 FT OF FRONTAGE ON US41 | NORTH OF ESTERO PARKWAY



PROPERTY DESCRIPTION

- Location: 7470 Hickory Drive, Fort Myers, FL 33967
- STRAP #: 20-46-25-01-00015.0020
- Land Size: 5± Acres (225,508.40± SF)
- Building Size's:
 - Building #1 - 4,968± SF (Church/Sanctuary)
 - Building #2 - 2,040± SF (Auxiliary / Manufactured Office)
 - Building #3 - 700± SF (Auxiliary / Manufactured Office)
- Current Zoning: (AG-2)
- Year Built: 1970, Manufactured Office Added 1990
- Future Land Use: Urban Community
- Utilities: Water & Septic & all others Available to the Site.
- Parking: 45 Surface Spaces
- Signage: (2) Monument Signs
- Comments: This unique property consisting of (3) buildings, is situated on 5± acres, and is being sold "As Is". The site has 282± feet of frontage along US41, is conveniently located NE of Estero Parkway at the corner of Hickory Drive and US41, and offers a dedicated turn lane for easy access heading north or south. The surrounding area is a mix of residential and commercial properties include a shopping center and a public storage facility, with an Annual Average Daily Traffic (AADT) of 40,500± Per FDOT. In addition to the many features of this facility a new roof was recently installed.

SALE PRICE: \$3,000,000

SHOWN BY APPOINTMENT ONLY, please contact Jim Tatooles (847) 373-5166.

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