



COMMERCIAL

For More Information Contact:

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10,800± SF COMMERCIAL BUILDING FOR SALE WITH 6,000± SF AVAILABLE TO OCCUPY | OFF US41 AT BURNER LANE



PROPERTY DESCRIPTION

- **Location:** 2331 & 2335 Bruner Lane, Fort Myers, Florida 33912
- **S.T.R.A.P. #'s:** 25-45-24-00-00001.0350 & 25-45-24-00-00001.0260
- **Building Size:** 10,800± SF Per Lee County Property Appraiser
- **Land Size:** 1.1± Acres (47,828.88± SF)
- **Additional Parcel Size:** 18,850± SF
- **2019 Property Taxes:** \$6,347.17 (Combined)
- **Year Built:** 1989
- **Zoning:** C-2 (Commercial) Lee County
- **Parking:** 19 Free Surface Spaces
- **Utilities:** Lee County Water/Septic

Comments: This 10,800± SF commercial building is made of concrete block and consists of (5) separate units and sits on over 1 acre of land. An additional 18,850± SF of land is also part of the sale. It offers a separate driveway easement, is fenced, has an aluminum carport, and is used for truck parking and outside storage. The property is conveniently located just south of Daniels Parkway along US41 and can be accessed via the lighted intersection at Andrea Lane.

This is a perfect opportunity for an owner/user or investor. The current owner occupies 6,000± SF consisting of 1,200± SF of office and 4,800± SF of warehouse with a 15' high insulated ceiling. This warehouse space has (5) 16' x 12' overhead doors, (3) doors are accessed from the rear of the building and (2) are accessed from the front and are divided into two separate storage areas. The remaining (4) units are 1,200± SF flex units each with (1) 10' x 12' overhead door. All four units are occupied. One unit has an annual lease in place, and the others are on month to month leases.

FOR SALE: \$1,300,000 (\$120.37 SF)

**VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
Phone 239.489.3303**

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**Fenced Yard
&
Aluminum
Carport**

**Driveway
Access**



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