



2,992± SF OFFICE / WAREHOUSE FOR SALE LOCATED OFF NICHOLAS PARKWAY | CAPE CORAL



PROPERTY DESCRIPTION

- **Location:** 440 SW 2nd Street, Cape Coral, FL 33991
- **S.T.R.A.P. #'s:** 14-44-23-C1-01947.0680
- **Building Size:** 2,992± SF Per Lee County Property Appraiser
- **Land Size:** 10,000± SF (.23± Acres)
- **Property Taxes:** \$4,194.32 (2020)
- **Year Built:** 2003
- **Zoning:** CC (Commercial Corridor) within the City of Cape Coral
- **Parking:** 7 Striped spaces, with space to add additional
- **Overhead Doors:** 2
- **Utilities:** The City of Cape Coral Water, Sewer & Irrigation & LCEC Electric

Comments: This 2,992± SF freestanding office / warehouse was built in 2003 and made of concrete block and stucco. The office is 395± SF, there are 2 restrooms, and the remainder is warehouse space with 2 overhead doors. The property is located in a mixed use area just east of Nicholas Parkway near the lighted intersection of SW Pine Island Road and close proximity to Wicked Dolphin Brewery and the Pine Island Marketplace featuring Walmart Neighborhood Market and Kohl's. The current zoning is CC (Commercial Corridor) which allows for such uses as retail, office, limited warehouse and light manufacturing.

SALE PRICE REDUCED: \$485,000 (\$162.10 PSF)



COMMERCIAL

For More Information Contact:

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Broker & Commercial Advisor

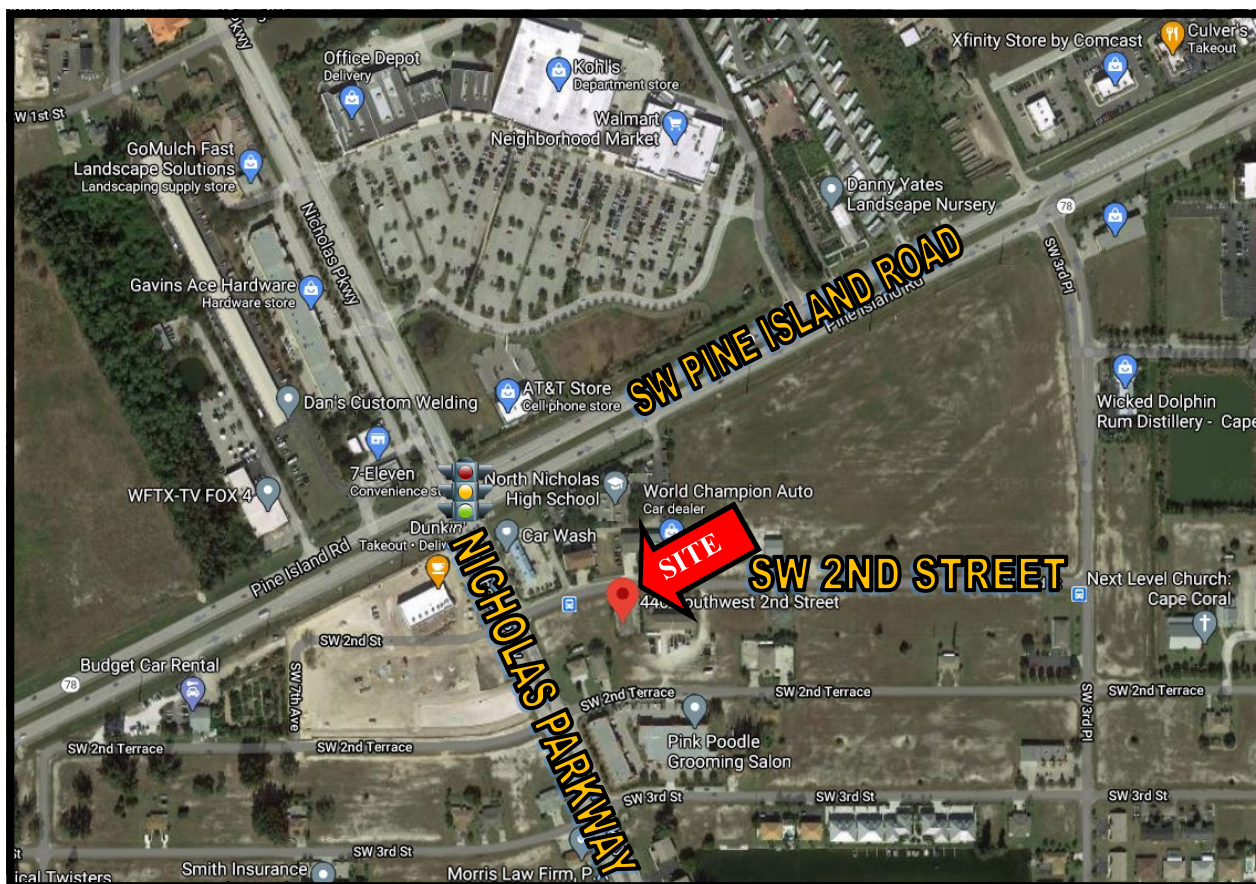
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