



COMMERCIAL

For More Information Contact:

Lisa Farrell-Sands

Broker & Commercial Advisor

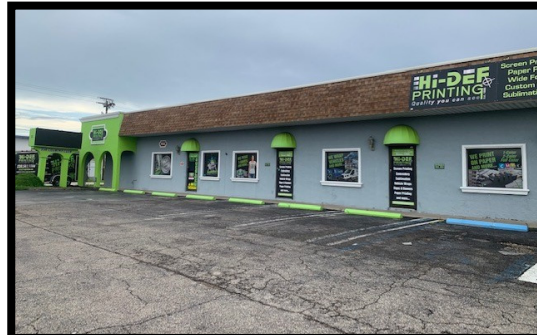
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vipcommercial.com



SINGLE TENANT | INVESTMENT OPPORTUNITY WELL MAINTAINED | 9,180± SF INDUSTRIAL BUILDING | CAPE CORAL



PROPERTY DESCRIPTION

- **Location:** 954 Country Club Blvd., Cape Coral, FL 33990
- **S.T.R.A.P. #:** 19-44-24-C1-00771.0350
- **Building Size:** 9,180± SF
- **Zoning:** I (Industrial) City of Cape Coral
- **Property Tax:** \$10,277.87 (2020)
- **Year Built:** 1980
- **Parking:** 17 Surface Spaces
- **Overhead Doors:** 6 (5) Are useable

■ **Comments:** Investor opportunity with single tenant and current NOI of \$46,061. This well maintained building is made of concrete block and brick and has a flat roof which was replaced in 2016. The interior consists of three private offices, a conference room, a large showroom, a kitchen/lounge area, four restrooms, and a warehouse with three separate work areas. The property has excellent frontage on Country Club Blvd. and more than adequate parking. The current Tenant has been in place for five years with 3% annual escalations and a lease expiration of August 31, 2022. The property is located at the corner of Country Club Blvd. and SE 9th Lane which is an industrial area with easy access to Del Prado Blvd. The property is also within close proximity to Cape Coral City Hall and Cape Coral Police Department.

SALE PRICE: \$1,200,000

Please do not disturb the Tenant. Showings by appointment only.

**VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
Phone 239.489.3303**



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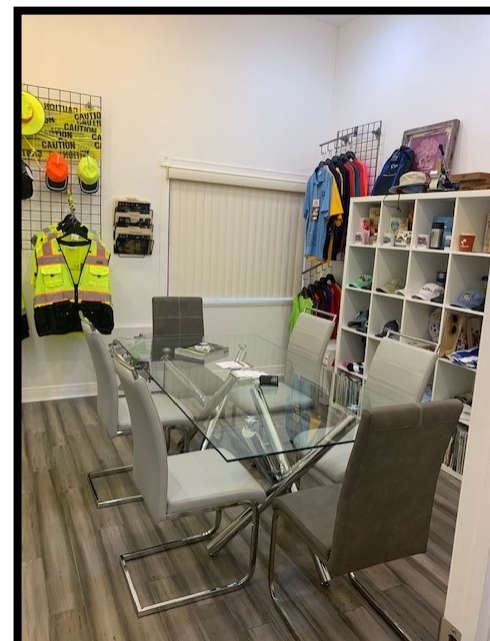
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