



# COMMERCIAL

For More Information Contact:

**Lisa Farrell-Sands**

Broker & Commercial Advisor

(239) 470-5582

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[vipcommercial.com](http://vipcommercial.com)



**FOR SALE | 4,956± SF FREESTANDING OFFICE / WAREHOUSE  
WITH FENCED YARD | OFF US41 | PORT CHARLOTTE**



## PROPERTY DESCRIPTION

- **Location:** 17436 Seymour Avenue, Port Charlotte, FL 33953
- **Parcel #:** 402112226017
- **Building Size:** 4,956± SF
- **Land Size:** .24± Acres (10,250± SF)
- **Property Tax:** \$4,984.02 (2021)
- **Year Built:** 2003
- **Zoning:** CG (Commercial, General) Charlotte County
- **Parking:** 10 Surface Spaces
- **Overhead Door:** (1) 12' x14'

**Comments:** This freestanding office/warehouse is currently available for sale with a short term tenant in place. Made of concrete block and metal frame, the layout consists of 1,490± SF of air conditioned office space, 1,510± SF warehouse with insulated ceiling, overhead door, 2 restrooms and storage closets and a 1,706± SF mezzanine. In addition, the site is partially fenced with security gate and is conveniently located just off US41, and Toledo Blade Blvd., north of El Jobean Road and Port Charlotte Town Center Mall. The current tenant, Damex Corp., is constructing a larger facility which is scheduled to be ready in January 2023. Damex has a triple net lease with a current monthly base rent of \$2,121.80.

**FOR SALE: \$895,000 (\$180.59 PSF)**

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

This is not intended to solicit property already listed. All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy and is subject to errors, omissions, withdrawal, changes or other conditions without notice.





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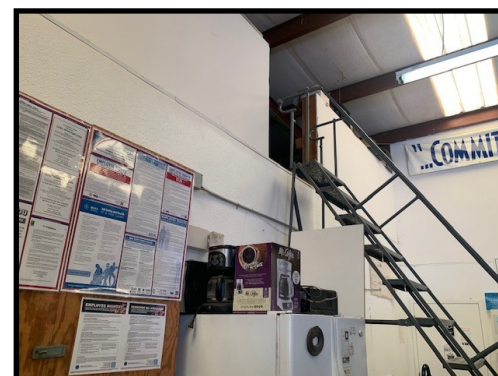
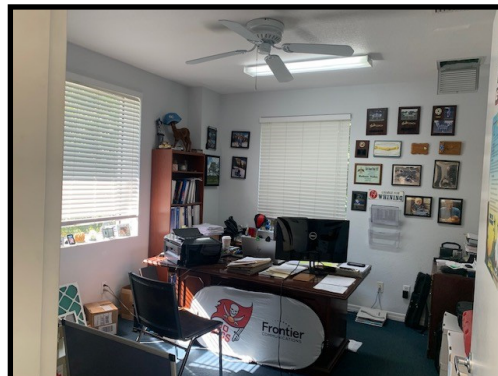
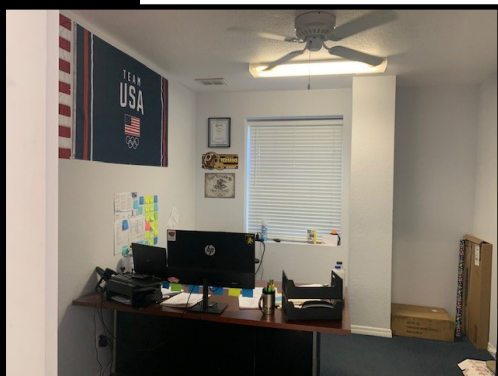
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