



COMMERCIAL

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**FOR SALE | 2,074± SF OFFICE WITH 1,088± SF FINISHED GARAGE
OFF DEL PRADO BLVD. | NEAR THE CAPE CORAL BRIDGE**



PROPERTY DESCRIPTION

- **Location:** 1708 SE 47th Street, Cape Coral, FL 33904
- **S.T.R.A.P. #:** 08-45-24-C4-00361.A570
- **Building Size:** 2,074± SF Office, Plus 1,088± SF Finished Garage
- **Land Size:** .29± Acres (12,500± SF)
- **Property Tax:** \$6,436.40 (2021)
- **Year Built:** 1992
- **Zoning:** SC (South Cape Downtown District) City of Cape Coral
- **Parking:** 12 Surface Spaces
- **Overhead Door:** (1) 10' x 12'

Comments: This freestanding professional office with finished garage is available for sale with a short term tenant in place. The building is made of concrete block, the office area is 2,074± SF and consists of a large reception area, four private offices, a large open workspace, a breakroom, two storage rooms, 2 restrooms, and a 1,088± SF finished garage. The property is located on the south side of SE 47th Street, just two blocks north of Cape Coral Parkway E. and east of Del Prado Blvd., offering easy access to Fort Myers via the Cape Coral Bridge. 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 \$4,243.60.

FOR SALE: \$595,000 (\$188.17 PSF)

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