



COMMERCIAL

For More Information Contact:
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**FIRST TIME ON THE MARKET | 10,880± SF OFFICE/SHOWROOM/WAREHOUSE
DESIRABLE LOCATION ON FOWLER WITH MANY ALLOWABLE USES**



**Owner Financing
Available!**



PROPERTY DESCRIPTION

- **Location:** 4145 Fowler Street, Fort Myers, FL 33901
- **S.T.R.A.P. #** 36-44-24-P3-01300.0050
- **Building Size:** 10,880± SF
- **Year Built:** 1989
- **Total Land Size:** 32,100± SF (.74± Acres)
- **Property Tax:** \$16,829.98 (2021)
- **Zoning:** CI (Commercial Intensive) City of Fort Myers
- **Overhead Doors** (10) 10' x 10' Drive Thru Overhead Doors
- **Ceiling Height:** Approximately 18'
- **Parking:** 28 Surfaces Spaces
- **Signage:** Pylon

Comments: This 10,880± SF freestanding office/showroom/warehouse is available for sale. The building is made of concrete block and stucco, the warehouse ceiling is steel framed and insulated and the roof is metal. The building layout consists of the following: 1,600± SF showroom with storefront windows and high ceilings; 3,040± SF of office space consisting of (2) large waiting areas, (2) restrooms for the public, (1) large private office, several large work or storage areas, and (1) restroom for the warehouse; 3,200± SF warehouse with (10) 10' x 10' drive thru overhead doors; and 3,040± SF of office space on the 2nd floor consisting of (4) large private offices, (1) restroom with shower, and several large work or storage areas. The property is conveniently located just north of Colonial Blvd. with easy access to all surrounding areas. The property has 100 feet of frontage along Fowler Street and the FDOT reports a traffic count of 25,000 cars per day in 2021.

SALE PRICE: \$2,500,000

**Please contact Ethan Schumacher at (239) 220-3042 to arrange a showing appointment.
Please do not disturb the tenant!**

**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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