



**FOR SALE | 6,000± SF OFFICE/SHOWROOM/WAREHOUSE
160 FEET OF FRONTAGE ON LEE BLVD | LEHIGH ACRES**



PROPERTY DESCRIPTION

- Location: 4110 Lee Blvd., Lehigh Acres, FL 33971
- S.T.R.A.P. #: 27-44-26-01-00011.0130
- Year Built: 2002
- Building Size: 6,000± SF
- Land Size: .99± Acres (43,520± SF)
- Zoning: CPD (Commercial Planned Development) within Lee County
- Property Taxes: \$4,839.73 (2017)
- Parking: 29 Surface Spaces
- Signage: Lighted Monument
- Utilities: All Available to the Site
- Comments: This property has been improved with a 6,000 SF office showroom/warehouse building made of concrete block. The warehouse is insulated and approximately 32' x 32' or 1,024± SF with one 12' x 12' overhead door. There are (2) private offices totaling 325± SF and the remaining 4,651± SF is retail showroom. The property is located at corner of Lee Blvd. & Douglas Avenue N., just east of Gunnery Road with a 2017 Traffic Count of 37,900 Cars Per Day (Per Lee County TCDS). Some of the allowable uses include Specialty Retail (Groups I & II), Health Care Facility, Medical Office, Restaurants (Group II).

SALE PRICE \$850,000 (\$141.66 PSF)

THIS IS A CONFIDENTIAL LISTING. PLEASE DO NOT DISTURB THE EMPLOYEES.

***Showings by appointment only.**

For More Information Contact:

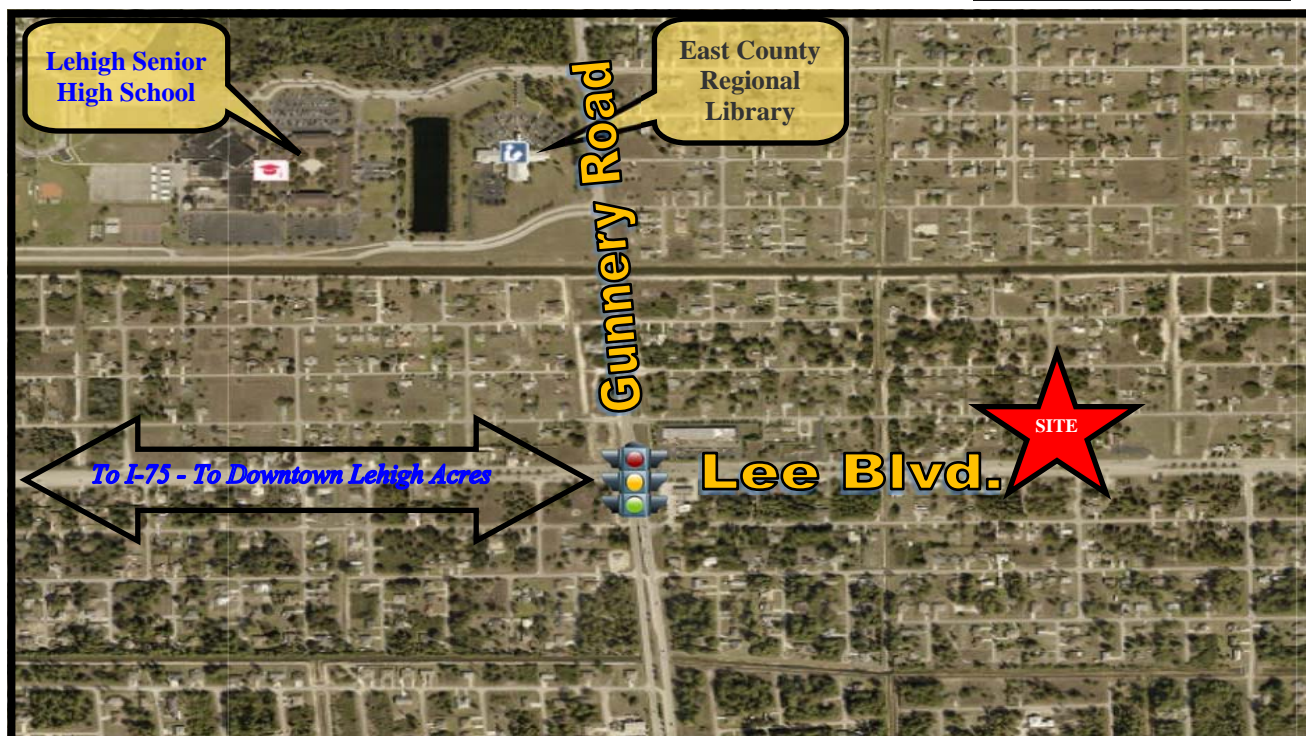
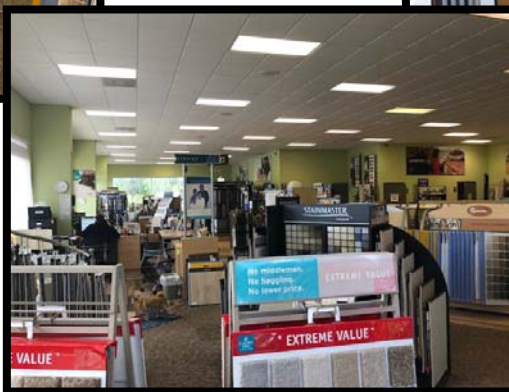
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*Large Retail
Showroom with
Insulated Warehouse
and (1) 12' x 12'
Overhead Door*



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