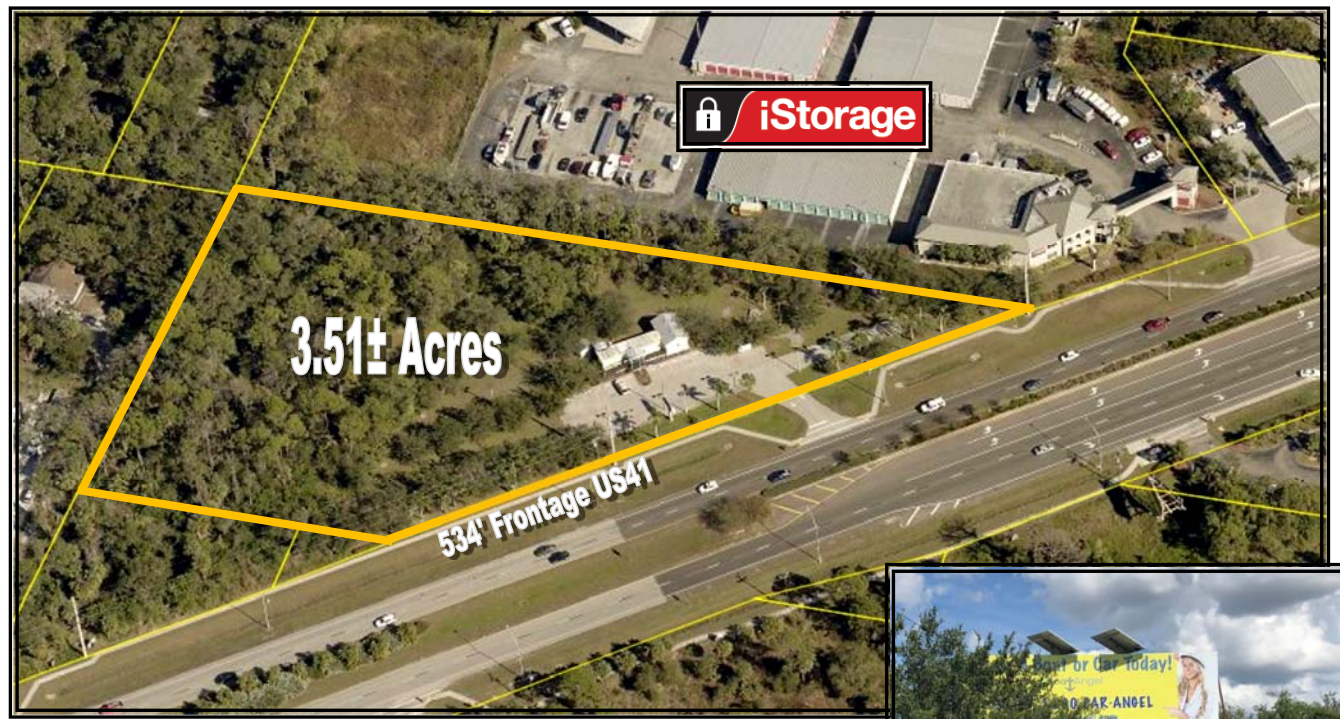




**3.51± ACRE COMMERCIAL REDEVELOPMENT SITE | US41
 INCLUDES MANUFACTURED OFFICE & BILLBOARD INCOME**



PROPERTY DESCRIPTION

- Location: 14180 N. Cleveland Avenue, North Fort Myers, FL 33903
- S.T.R.A.P. #: 03-44-24-00-00029.0010
- Land Size: 3.51± Acres (153,006± SF)
- Building Size: 540± SF Manufactured Office
- Year Built: 1999
- Zoning: C-1 (Commercial) within Lee County
- 2017 Property Tax: \$4,187.77
- Signage: Electronic Pylon
- Utilities: Well & Septic (Water & Sewer are to the Site)
- Parking Spaces: 25 Surface Spaces
- Comments: This 3.51± acre site is well situated for redevelopment or perfect for RV, Boat or Automotive Sales. The site has approximately 534 feet of frontage along US41 and has been improved with curb cuts, a pedestrian bike/walking path, 14,618± SF of pavement with 25 surface spaces, lighted parking lot and a 540± SF manufactured office, and small storage shed. The property is located in North Fort Myers on US41 just north of Pondella Road with an Average Daily Traffic Count of 29,500 Cars Per Day (FDOT 2017). **Included with the sale is the income generated from a Lamar Billboard lease, which is projected to generate \$6,000 in Gross Revenue for 2018.** **Please call for a showing appointment.*

SALE PRICE: \$1,288,000 (\$8.41 PSF)



COMMERCIAL

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