



COMMERCIAL

For More Information Contact:

Lisa Farrell-Sands

Broker & Commercial Advisor

(239) 470-5582

LSands@viprealty.com

vipcommercial.com



**PRICE REDUCED | 4,956± SF FREESTANDING COMMERCIAL BUILDING
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 commercial building 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 or retail space, and 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 ideally 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. Damex has a triple net lease until January 31, 2023 with a current monthly base rent of \$2,121.80.

SALE PRICE REDUCED: \$867,300 (\$175.00 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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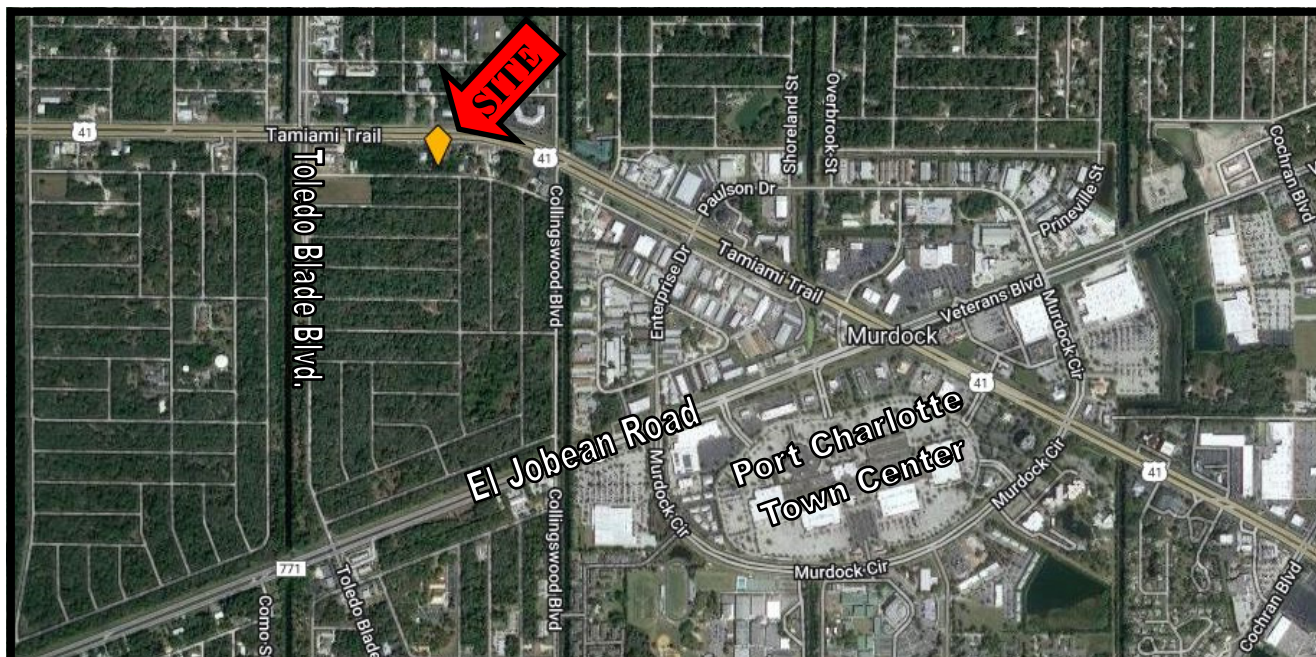
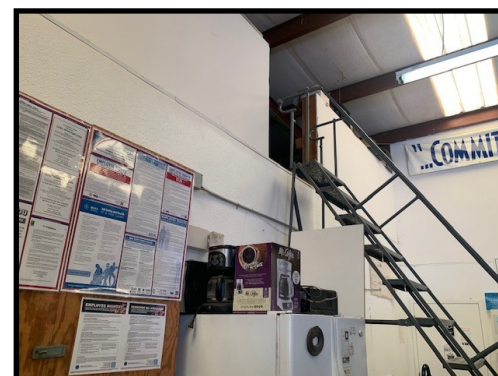
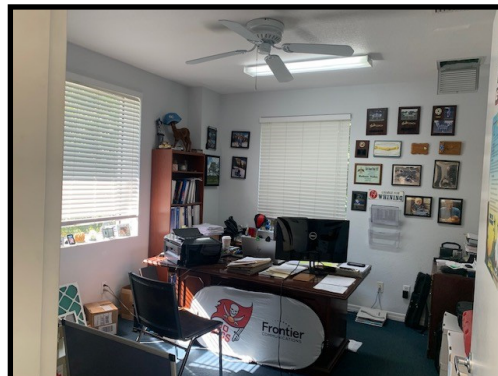
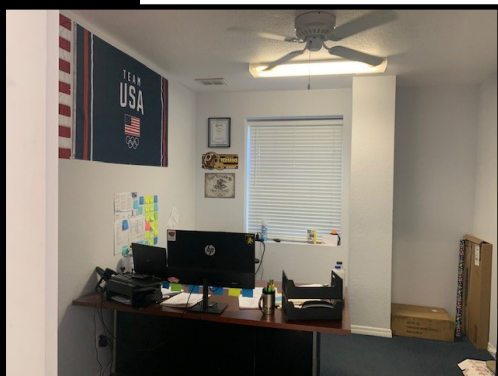
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