



COMMERCIAL

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PRICE REDUCED | 4,956± SF FREESTANDING COMMERCIAL BUILDING WITH FENCED YARD | OFF US41 | PORT CHARLOTTE



PROPERTY DESCRIPTION

- **Location:** 17436 & 17444 Seymour Avenue, Port Charlotte, FL 33953
- **Parcel #:** 402112226017 & 402112226018
- **Building Size:** 4,956± SF
- **Land Size:** .48± Acres (20,625± SF)
- **Property Tax:** \$5,329.72 (2021)
- **Year Built:** 2003
- **Zoning:** CG (Commercial, General) Charlotte County
- **Parking:** 10 Surface Spaces
- **Overhead Door:** (1) 12' x14'

Comments: This freestanding commercial building has many allowable uses and 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: \$829,900 (\$167.45 PSF)

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