



COMMERCIAL

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PRICE REDUCTION | 4,705± SF PROFESSIONAL OFFICE NEAR CAPE CORAL PARKWAY & SKYLINE BLVD.



PROPERTY DESCRIPTION

- **Location:** 506 SW 47th Terrace, Cape Coral, FL 33914
- **S.T.R.A.P. #:** 11-45-23-C4-01700.0450
- **Year Built:** 1990 & 2002 (Addition Added)
- **Land Size:** .80± Acres (34,870± SF)
- **Building Size:** 4,705± SF, Plus 336± SF Shed with Electric (Built in 2002)
- **Property Tax:** \$12,829.25 (2024)
- **Zoning:** P (Professional Office) City of Cape Coral
- **Parking:** 32+ Parking Spaces
- **Signage:** Building

Comments: This spacious 4,705± SF professional office building is available for sale. Built with a stem wall foundation with 4-foot crawl space, the building has a Key West design, vinyl siding, a new metal roof, a covered and handicap accessible entrance. The space is fully built out as office and consists of a reception area, 7 standard offices, 2 conference rooms, two large open work areas, kitchenette, and 4 private restrooms. This building is well designed for many professional office or medical uses and can even be divided into two separate spaces. The building has excellent parking and has convenient access from either Cape Coral Parkway via SW 5th Place going north or Skyline Blvd. The new roof was completed in May 2025. The roof was constructed with Premier Metal 24 Gauge Standing Seam PermaShield Galvalume Steel, with a 45-Year Manufacturer's Warranty. In addition, 1 new AC unit have been installed.

SALE PRICE: \$1,395,000 (296.49 PSF)

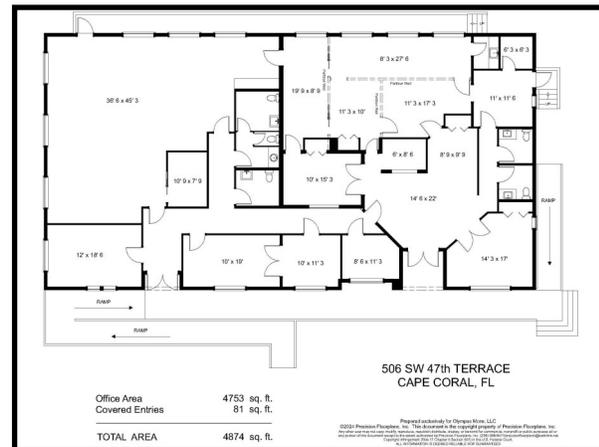
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FOR SALE | 4,705± SF PROFESSIONAL OFFICE BUILDING NEAR CAPE CORAL PARKWAY & SKYLINE BLVD.



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