



COMMERCIAL

For More Information Contact:

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NOW IS A GREAT TIME TO EXPAND YOUR PRESENCE IN CAPE CORAL'S GROWING MARKET!



PROPERTY DESCRIPTION

- **Location:** 513 Cape Coral Parkway W., Cape Coral, FL 33914
- **S.T.R.A.P. #:** 14-45-23-C1-01700.0040
- **Year Built:** 1999
- **Land Size:** .63± Acres (27,536± SF)
- **Lot Dimensions:** 220' x 125'
- **Building Size:** 6,000 ± SF
- **Property Tax:** \$17,733.21 (2024)
- **Zoning:** P (Professional Office) City of Cape Coral
- **Parking:** 30+ Spaces
- **Signage:** Pylon

Comments: This freestanding building is available for sale. The building is made of concrete block and stucco, with a new concrete tile roof installed in July 2023. The layout consists of a large open lobby and display area with extra large counter and a private office behind, (4) exam rooms with water, (2) private offices (1) with a private restroom, a conference room, a breakroom, an electrical room and utility area with wash sink, a large open work space with extra office or storage space and separate men's and women's restrooms. The property is located on the north side of Cape Coral Parkway W. between Pelican Blvd. and Skyline Blvd. The site offers 220' of frontage along Cape Coral Parkway W and the area offers a Median Household Income estimated at \$78,517, a population of 46,752 and average age of 52.6. In addition, Lee County reported a weekday traffic count of 36,528 cars per day in Feb. 2025.

SALE PRICE REDUCED: \$1,650,000 (\$275.00 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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