

3705 Chiquita S

OFFICE OWNER/USER OPPORTUNITY

CAPE CORAL, FL | 6000sf OFFICE ON 5 LOTS(50,000 Sq ft.)

www.crefl.com

FOR SALE

895,000

*ACCEPTING
OFFERS*



FOR CONTACT AND PROPERTY RELATED
QUESTIONS::

TIM COLEN
One Source Commercial Realty
239-333-4800
tcolen@crefl.com
www.crefl.com



3705 Chiquita Blvd S is a two building past model home used as office in Cape Coral FL. The two building sitting on 4 lots .92 acres, plus an additional lot in the back (10,000 sq ft.)

The property is located at a lighted intersection of Chiquita and Savona.

The property benefits from a diverse amount of commercial development.

The buildings have meticulously maintained and ready for occupation. There is ample parking for all business use and has an additional lot in the back for additional development. All zoned P1

PROPERTY SPECS

- ◇ 2 Building - 6000SF
- ◇ 2 lots of parking
- ◇ Zoning is now P1 so multiple uses

LOCATION HIGHLIGHTS

- ◇ In Lee County's Fastest Growing City
- ◇ On a major North-South Road
- ◇ Close to all necessary amenities for the Tenants base
- ◇ Additional Lot for future development

PROPERTY HIGHLIGHTS

- ◇ Building ready to occupy or minimal rehab
- ◇ Ample parking
- ◇ Additional lot that can be developed.

TRANSACTION DETAILS

- ◇ Asking price: \$895,000
- ◇ 3% Cobroke
- ◇ All Offers Accepted

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ADDITIONAL LOT

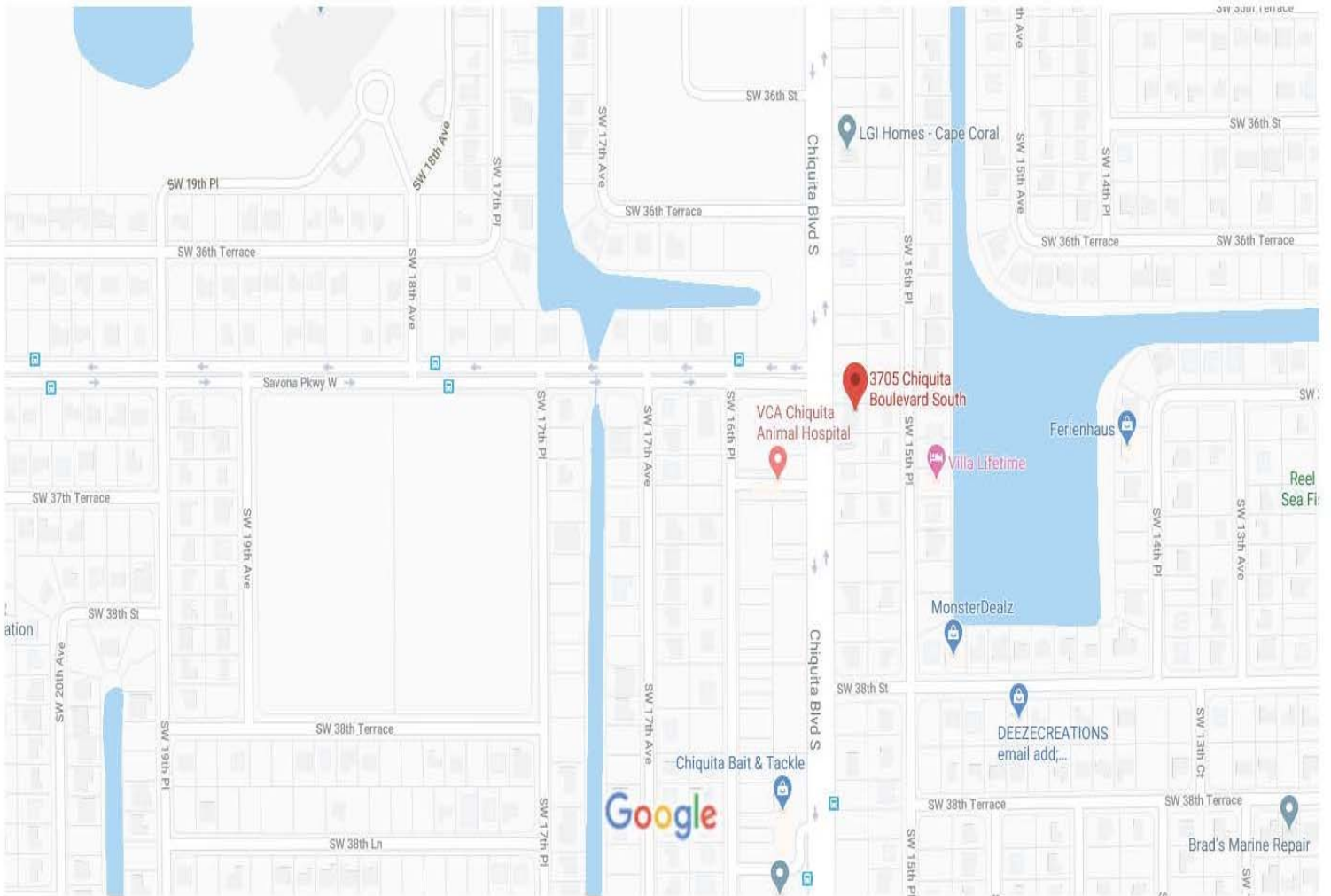
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