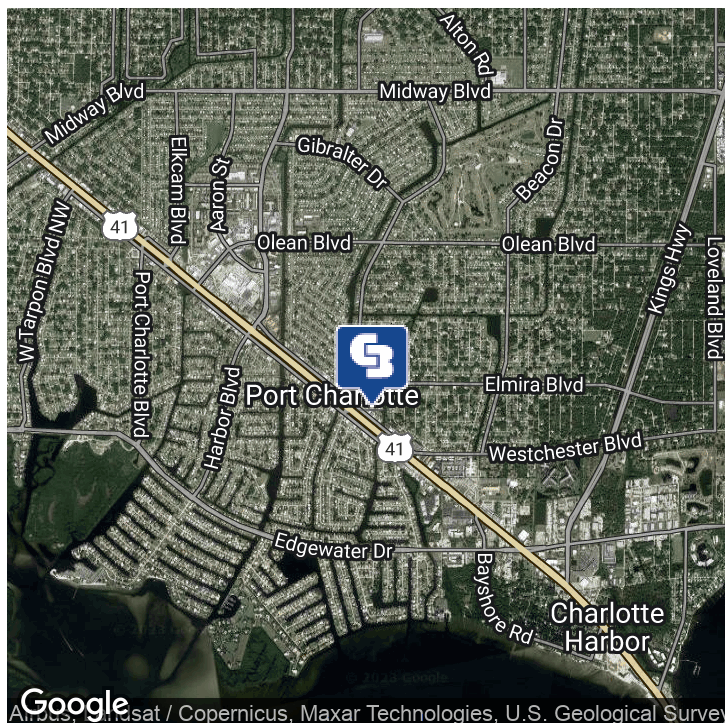




SALE

## 3786 & 3792 TAMIAMI TRAIL

3786-3792 Tamiami Trail, Port Charlotte, FL 33952



### OFFERING SUMMARY

Sale Price:	\$875,000
Cap Rate:	6.22%
NOI:	\$54,389
Lot Size:	15,000 SF
Year Built:	1979
Building Size:	6,968 SF
Renovated:	2021
Zoning:	CG
Market:	Ft. Myers, FL
Submarket:	Port Charlotte
Price / SF:	\$125.57

### PROPERTY OVERVIEW

NET LEASED INVESTMENT OPPORTUNITY ON US 41/ TAMIAMI TRAIL IN THE HEART OF PORT CHARLOTTE BUSINESS ZONE. ADT. Two single tenant buildings on one lot in busy high traffic area (ADT 46,001). Nearby restaurants/entertainment bars offer high traffic in all seasons. Recent new roof system on both buildings and updated facia and interior of 3792 building. Ample parking both in front & rear with additional spaces across access road.

Surrounded by established residential and main shopping & entertainment district. Auto dealerships, hospital, neighborhood shopping and great entertainment.; Just two doors down from the very popular Gatorz Sports Bar.

### PROPERTY HIGHLIGHTS

- Net Leased Investment
- 2 Single-Tenant Buildings
- Heart of Port Charlotte Business Zone
- ADT 46,001 on Tamiami Trail
- Ample Parking
- Close to Everything

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