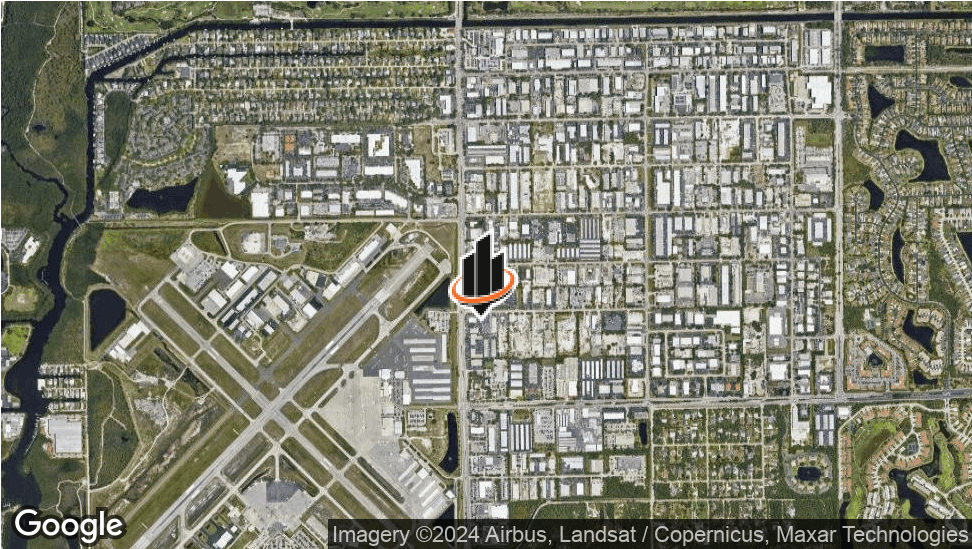


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$ 2,950,000
BUILDING SIZE:	12,600 SF
LOT SIZE:	34,848 SF
PRICE / SF:	\$261.90
YEAR BUILT:	1979
ZONING:	C-5
APN:	00271680000

PATTY MCCLIMANS

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PROPERTY OVERVIEW

12,600 square foot (60' x 210') Butler Engineered metal building on .8 acres (34,848 sq ft) for sale.

Originally built out into 16 Units each with 10 x 10 overhead doors, the property is now 100% leased to two tenants. The Tenants are responsible for all interior mechanicals, plumbing, electric, HVAC equipment. Expansive and hard to find C-5 zoning.

PROPERTY HIGHLIGHTS

- Great location across from Naples Airport with easy access to I-75.
- Highly sought after C-5 zoning.
- Two long term tenants in place
- One lease (up to 9,000 sq ft of auto repair) expires Dec 2025 with no options
- Tenants are responsible for all interior costs.

ADDITIONAL PHOTOS



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3400 PROSPECT AVE | Naples, FL 34104

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2

ADDITIONAL PHOTOS



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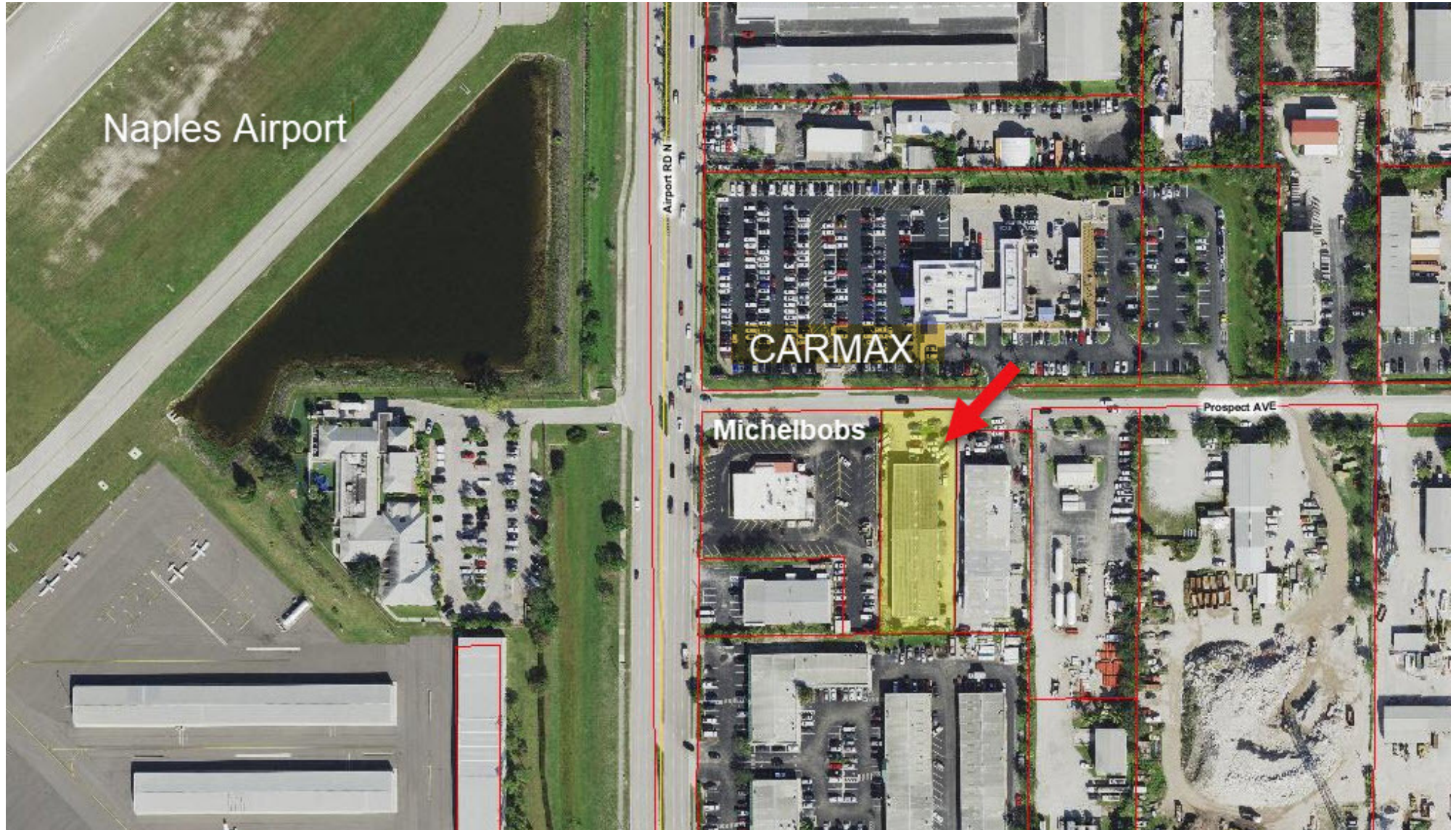
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ADDITIONAL PHOTOS

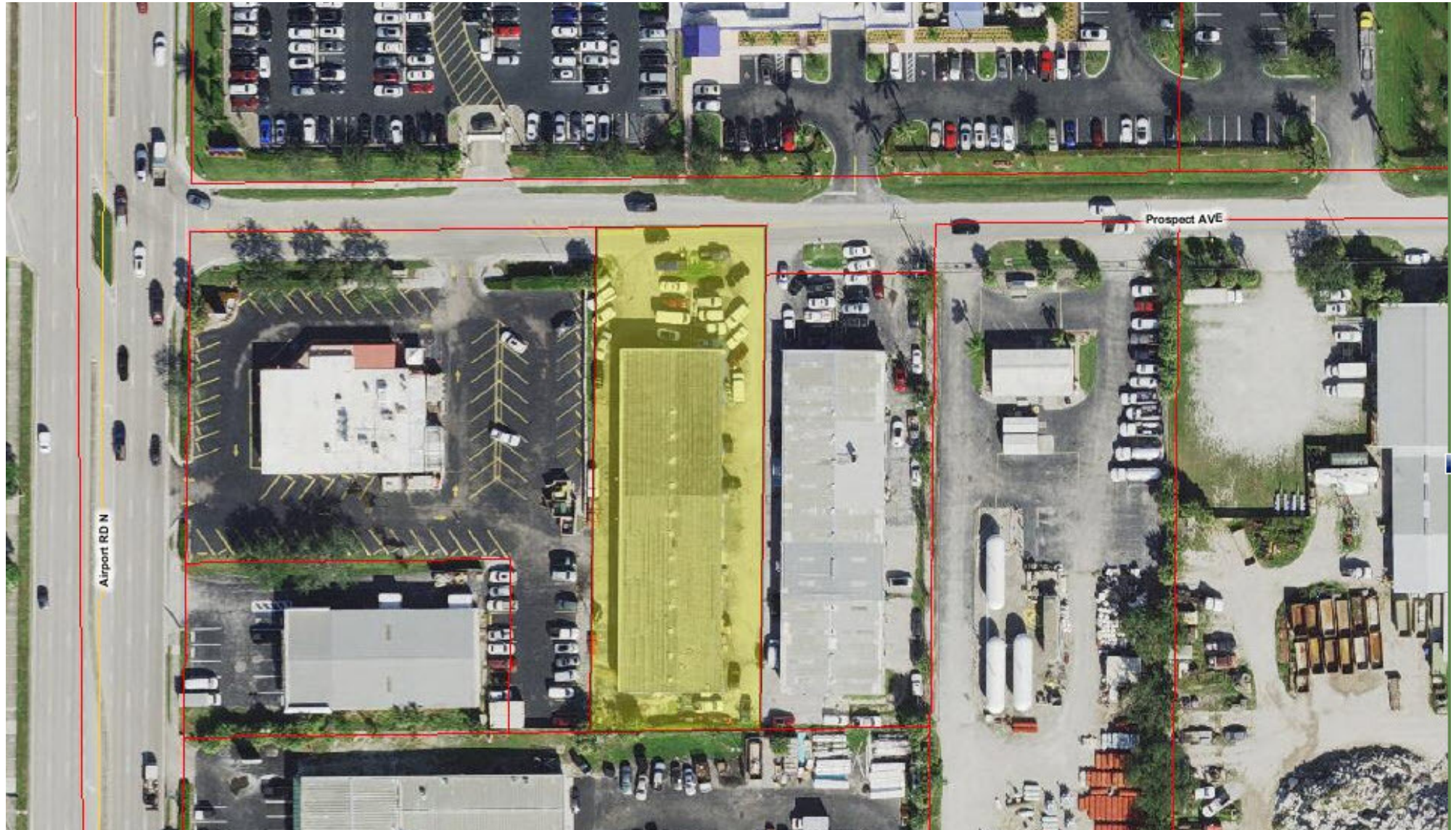


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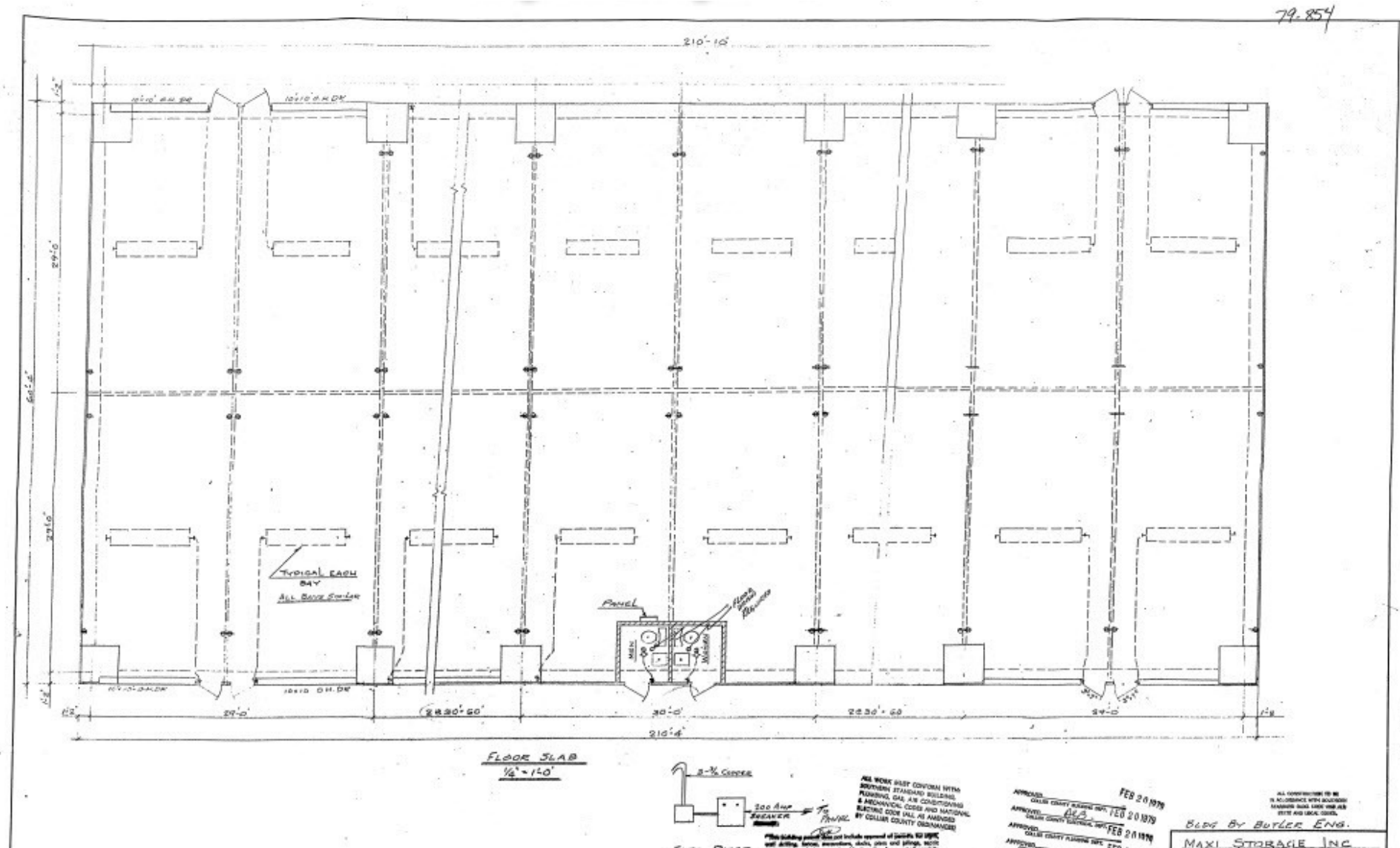


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