



INVESTMENT SALE AUTO COLLISION FACILITY

10971 LEECO COURT
FORT MYERS, FL 33908

INVESTMENT SALE



5,680 SF



INVESTMENT SALE



\$700,000

PROPERTY SUMMARY

Sale Price:	\$700,000
Est. NOI/CAP Rate	59,000 (Est.)/8.43%
Building Size (SF):	5,680 SF
Site Size:	0.95 Acres
Occupancy:	100.0%
Year Built:	1991
Utilities:	Water, Sewer, Phone, Electric
Zoning:	CC + IL

5,680 SF of Total Building Area

Fenced Lot

Paint Booth & Equipment

30 KW Generator

3 Phase; 400 AMP Electrical Service

Tours by appointment only, please do not contact employees.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	7,603	50,806	113,985
5-Yr Pop. Increase	2.3%	1.9%	2.0%
Average HH Income	\$49,496	\$75,277	\$71,318
# Households	3,499	25,391	58,837



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[PROPERTIES.LQWEST.COM/AUTO-COLLISION-FACILITY](https://properties.lqwest.com/auto-collision-facility)

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

TAMPA



ORLANDO



FORT MYERS



NAPLES

