

# WATERFRONT APARTMENTS

3817 DEL PRADO BOULEVARD S.  
CAPE CORAL FL 33904



16 UNITS / DOCKS



MULTI-FAMILY FOR SALE

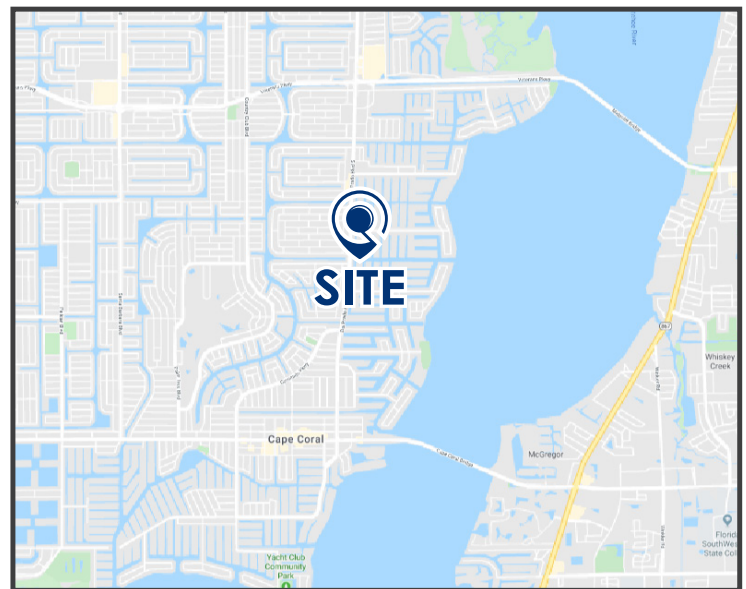


\$2,100,000

## PROPERTY INFORMATION

Sale Price:	\$2,100,000
Units:	16
Cap Rate:	7.6%
Lot Size:	0.46 AC (20,038 SF)
Built / Renovated:	1973 / 2018
Zoning:	R-3 (Residential)
Del Prado Boulevard AADT:	40,821 CPD
Cape Coral Parkway AADT:	38,000 CPD
Parking Spaces:	21

- The waterfront apartments sit on the Rainbow Canal and are less than five minutes from the Caloosahatchee River.
- 5 rentable boat slips and laundry facility add additional revenue.
- Courtyard and sitting area.
- Large Tiki Hut with barbecue area along the Rainbow Canal.



## DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Total Population	10,225	68,023	195,035
Five-Year Increase	2.0%	1.8%	1.9%
Avg Household Inc.	\$54,528	\$63,611	\$65,063
Total Households	5,091	30,611	86,897
Daytime Employees	2,467	19,197	73,668

(Applied Geographic Solutions 2019)

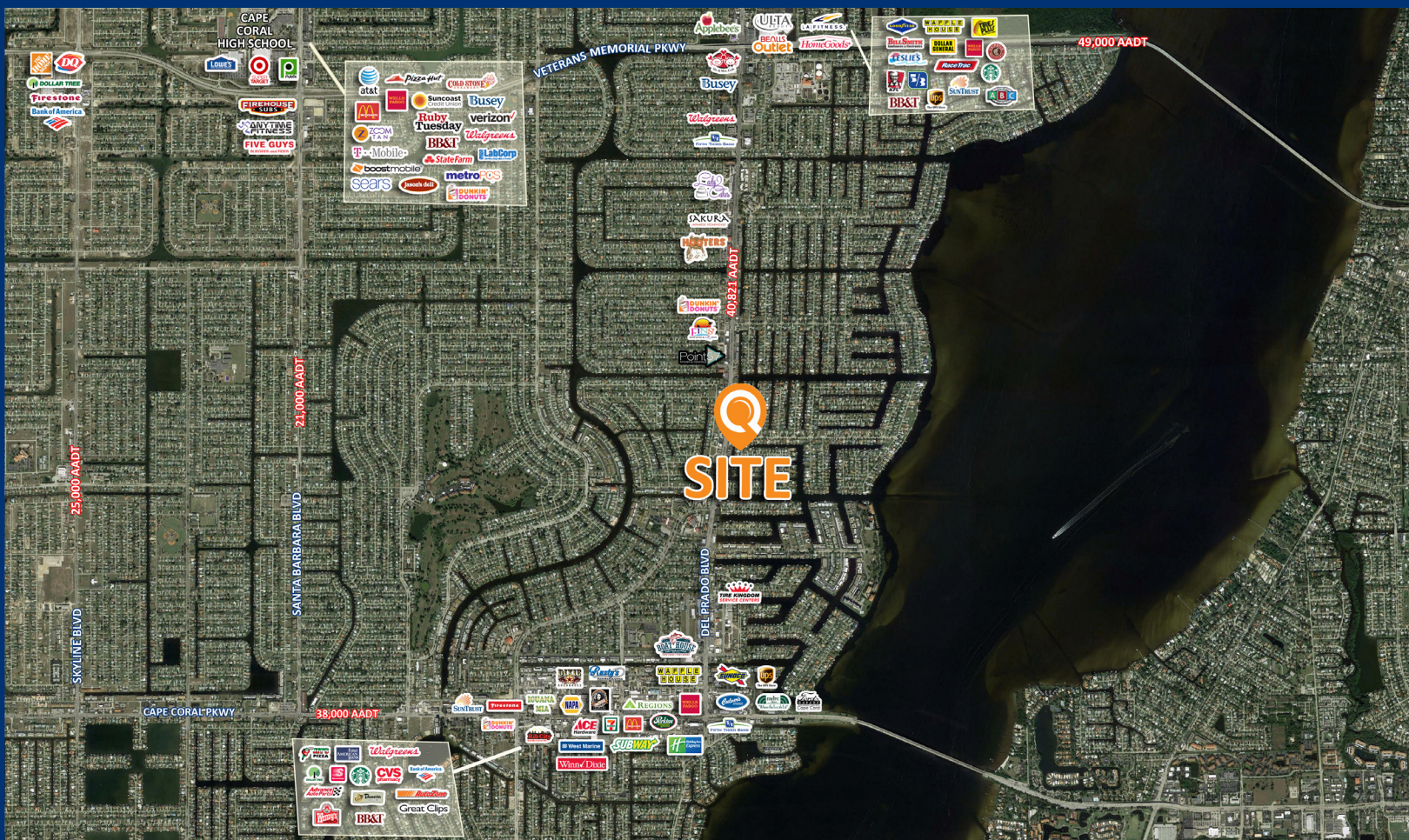
[LQWEST.COM/WATERFRONT-APARTMENTS](http://LQWEST.COM/WATERFRONT-APARTMENTS)

BRUCE MICCICHE, CCIM, QUALIFYING BROKER  
D: 239.333.2518 @ M: 941.999.1188  
[bmicciche@lqwest.com](mailto:bmicciche@lqwest.com) @ My LISTINGS

FRANK KUPIEC, SENIOR ASSOCIATE  
D: 239.676.6722 @ M: 239.821.2963  
[fkupiec@lqwest.com](mailto:fkupiec@lqwest.com) @ My LISTINGS

LANDQWEST COMMERCIAL REAL ESTATE SERVICES @ 3555 Kraft Road #260, NAPLES, FL 34105





3555 Kraft Road, Suite 260, Naples, FL 34105  
MAIN: 239.275.4922 @ FAX: 239.275.4699 @ LQWEST.COM

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.