

FOR SALE

3,985 SF / TWO STORY / DEL PRADO FRONTAGE

4049 Del Prado Blvd., Cape Coral, FL 33904



- **PRICE:** \$619,000 (\$155 PSF)
- **BUILDING SIZE:** 3,985 SF
- **LOCATION:** Prominent location on Del Prado Blvd., midway between Cape Coral Pkwy. & Veterans Memorial Pkwy.
- **ZONING:** P-1, Professional
- **PARKING:** 19 spaces or 4.75/1,000
- **YEAR BUILT:** 1984
- **LAND AREA:** 15,875 SF OR .36 Acres

Excellent, well located investment opportunity with well established, financially stable, long term tenant. Townsend Tile Insurance Company, with multiple locations, has occupied this building for the past 11 years and has 5 years remaining on an existing lease agreement. A two-story building, Townsend Title occupies the first floor with five nicely appointed private offices, three separate bathrooms, a full kitchen, 3 closing or conference rooms, a large reception area and an open bullpen area with several work stations. The second floor is occupied by a local builder and has two private offices and an open area which serves as a design center for clients. The GLA is 3,98, the first floor occupying 3,145 sq ft and the second floor occupying 840 sq ft. The property is prominently located on Del Prado Blvd, a primary north – south travel corridor midway between Cape Coral Pkwy & Veterans Memorial Pkwy. Traffic counts are 38,300 AADT. There are 19 parking stalls. Ingress and egress are good with both northbound and southbound traffic having easy access. The property is in compliance with current zoning, which is P-1. The building was built in 1984 and sits on 15,876 sq ft or .36 acres.

Lee & Associates|Naples-Ft. Myers

6300 Techster Blvd., Suite 1
Fort Myers, FL 33966
www.Lee-FL.com

For more information please contact: **Rob Greig**

Senior Vice President
cell 239.770-2867
rgreig@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

YOUR LOCAL MARKET EXPERT

6300 Techster Boulevard, Suite 1 | Fort Myers, Florida 33966 | Lee-FL.com

