



MAYHUGH
COMMERCIAL ADVISORS

FOR SALE

4,234 +/- SF Medical Office Space

811 DEL PRADO BLVD. S., CAPE CORAL, FL 33990

JUST LISTED!



Property Description: Located directly across for the Cape Coral Hospital on Del Prado Blvd! This well appointed free standing medical facility has an Urgent Care Tenant in place with a CAP rate of 7.25%. Easy access to Pine Island Rd., Viscaya Pkwy., and Veterans Pkwy.

Property Highlights:

- Across From Cape Coral Hospital
- Monument Signage on Del Prado Blvd.
- Easy Ingress & Egress (Median Cut on Del Prado Blvd)
- Easy Access to Pine Island Rd., Viscaya Pkwy, Veterans Pkwy and the Mid-Point Bridge.
- 41 Marked Parking Spaces

Property Details:

Sale Price:	\$823,000.00 or \$194.38 PSF
CAP Rate:	7.25%
Building Size:	4,234 +/- SF
Property Size:	.69 Acre or 30,000 SF
Strap #:	29-44-24-C1-01296.0080
Year Built:	1987
Zoning:	C1-D (City of Cape Coral)
Parking:	41 Parking Spots
Real Estate Taxes:	\$11,393.52 (2019)

Advisors:

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Drawing not to scale. The statements, information and figures presented herein in this offering, while not warranted or guaranteed, are secured from a source we believe to be reliable. Subject to prior sale, withdrawal and price change without notice.

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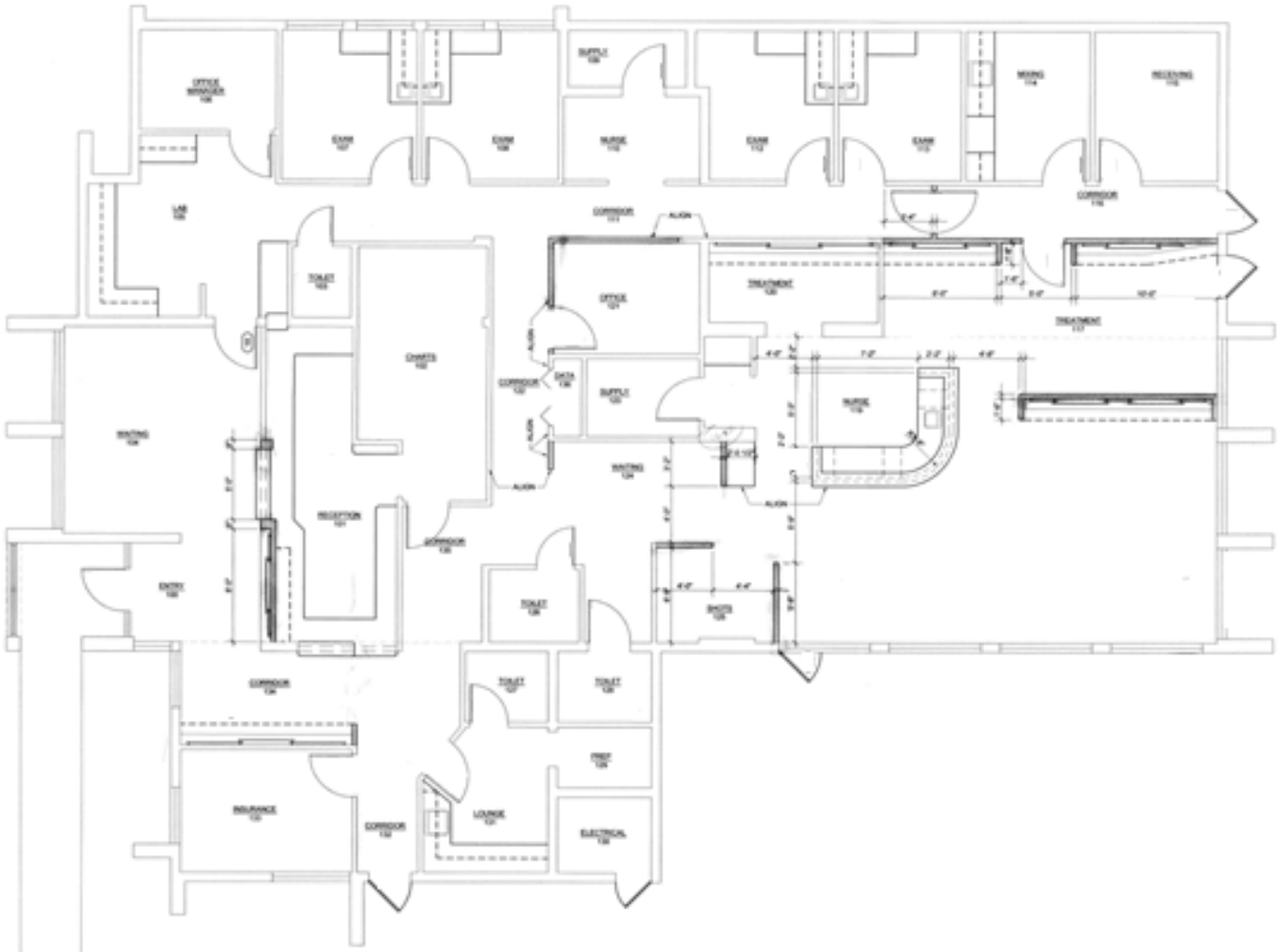
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Floor Plan:



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Aerial Photos:



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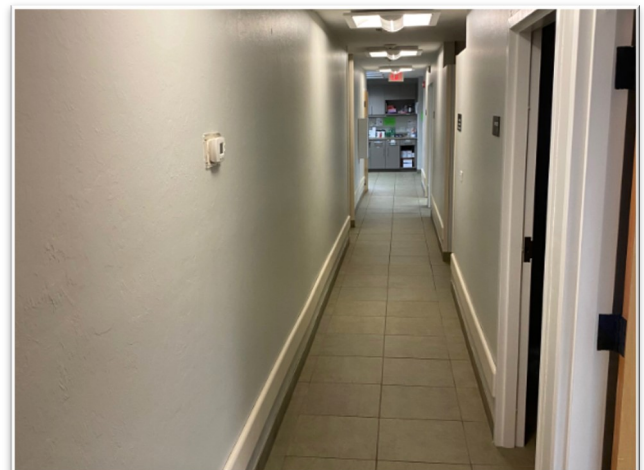
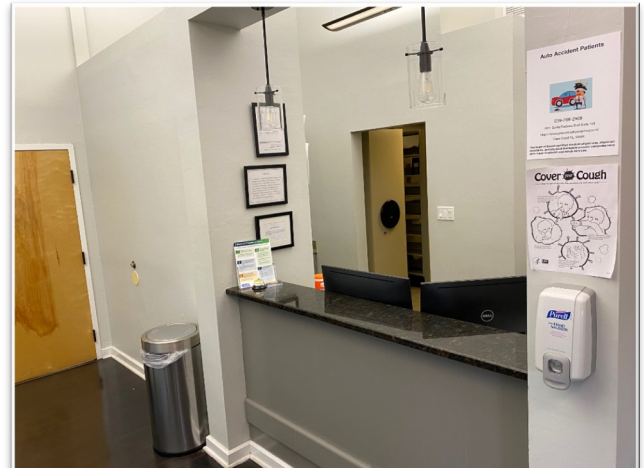
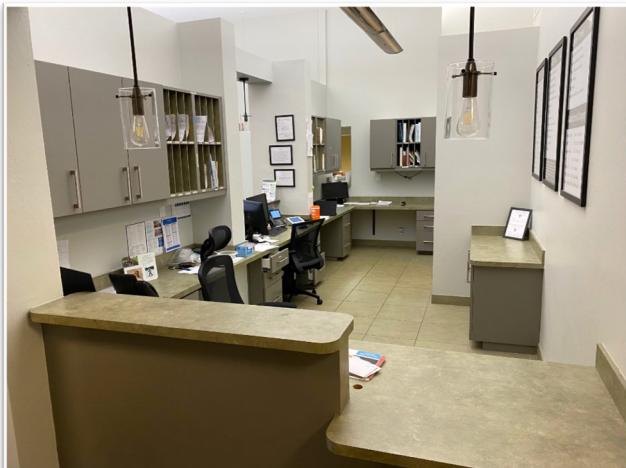
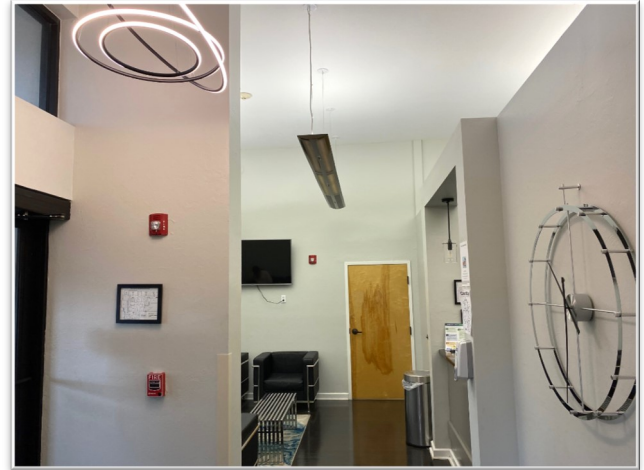
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Property Location:



Property Demographics

	1-MILE	3-MILE	5-MILE
Population	10,342	65,816	155,324
Households	4,221	26,102	62,795
Average Household Income	\$68,261	\$67,225	\$67,556
Median Age	47.7	46.1	45.7
Employed	7,810	24,994	58,724

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