

# 1076 Business Lane #9

## 2,147 SF OF COMMERCIAL SPACE FOR SALE OR LEASE



The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586  
Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://www.ipcnaples.com)  
*Licensed Real Estate Broker*



# OFFERING SUMMARY

<u>UNIT SIZE:</u>	2,147 square feet 715 SF office 1,432 SF warehouse
<u>CONSTRUCTION:</u>	Concrete Block
<u>YEAR BUILT:</u>	2000
<u>ZONING:</u>	Industrial
<u>GARAGE DOOR:</u>	10' X 12'
<u>RE TAXES (2025):</u>	\$3,266.48
<u>AVAILABILITY:</u>	Immediately

GROSS RENT  
**\$4,294/month**

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SALES PRICE  
**\$640,000**

click  
here!

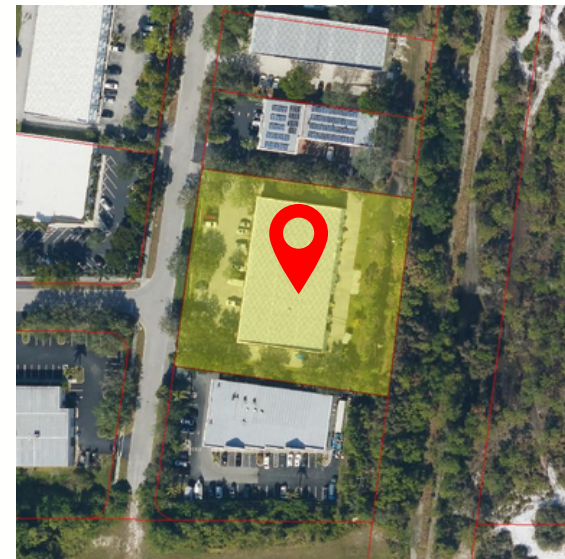


Google  
Maps

## SALES AGENT



**Shawn McManus**



**FOR MORE INFORMATION:**

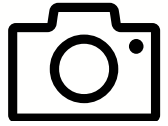
**Shawn McManus 239-834-2485**  
**shawn@ipcnaples.com**

**WWW.IPCNAPLES.COM**

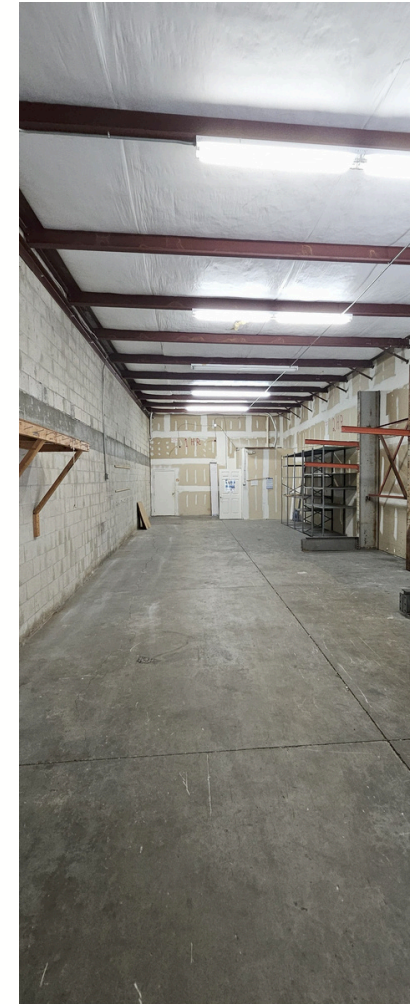
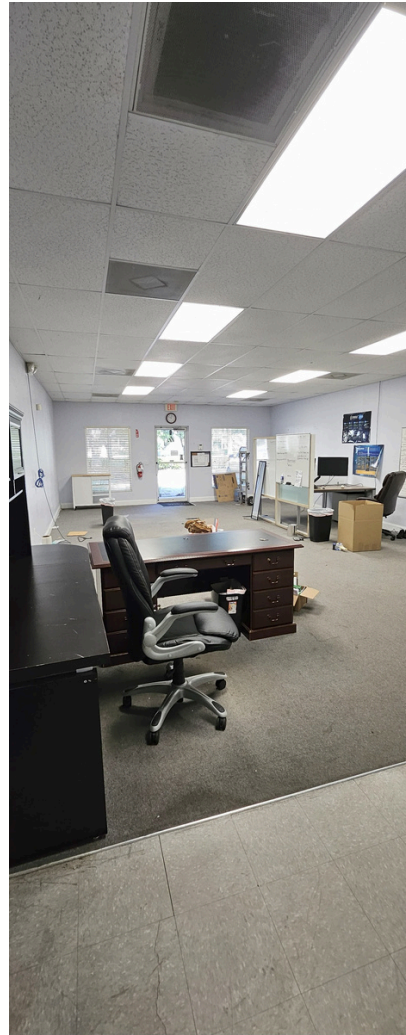
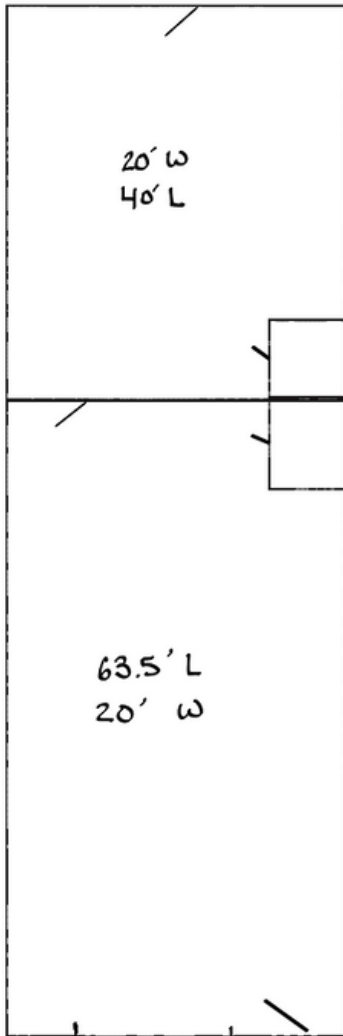




Investment  
Properties  
Corporation



# WAREHOUSE LAYOUT & PHOTOS



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