



Corner. 350 ft road front. 1 acre. Signal. Main Intersection.

 <p>Horizons Commercial</p>	<h1>1757 San Marco Rd, Marco Island Fl</h1>	
<p>Horizons & Ventures, Inc.</p>	<p>Paul Tateo</p>	
<p>61 South Collier Blvd, Marco Island Fl</p>	<p>239.921.7606 call/text paul@mymarcoisland.com</p>	

\$3,950,000 or Acceptable Offer. Multi tenant investment.

1757 San Marco Rd – SW corner of San Marco & Barfield, Marco Island – Prime corner

Price: Ask 3,950,000, or acceptable offer

Gross Income: (per owner) – about 208,800 yearly, 17,400/month (net of sales tax)

Expenses: (per owner) – 29,652 year

Net Income: (per owner) – 179,148

Vacancy: None

Tenants: C store, three contractors, dry cleaner pick up only, med equipment

Bldgs: Total 11,161 sf One at 2576 sf/ Convenience Store + One multi tenant at 8585

Land: 1.01 acres per County = 44,000 sf +/-

Location: Signalized intersection. SW corner Barfield Dr/San Marco Rd across from Publix

Access: From both San Marco Rd and South Barfield Dr. 350 feet of road front

Lease Terms: C Store 10 years end 2030. Others vary in 5 year terms. Options up to 2033 ends

Environmental: Site cleaned up in 1990's by state funded program. Verify current status with Collier County Pollution Control Dept. Monitoring wells in place. Owner says clean.

Fuel Tank: Installed to code in 2005-2007 era. Fiberglass multi walled 20,000 gallon tank.

Utilities: 2 water meters – one for C store, one for rear bldg. All spaces separate electric

Construction: Concrete Block masonry with wood trussed roof in rear, metal joist front bldg.. Roof replaced 2017 4th quarter after hurricane. A/C systems: 2 replaced after hurricane, 2 about 3 years old, several within in past 18 months

There are 5 signalized intersections in commercial districts on Marco. This is the only one on the entire east side of Marco. At this intersection we have Walgreens, Chase Bank, another bank anchored office building - and this corner.

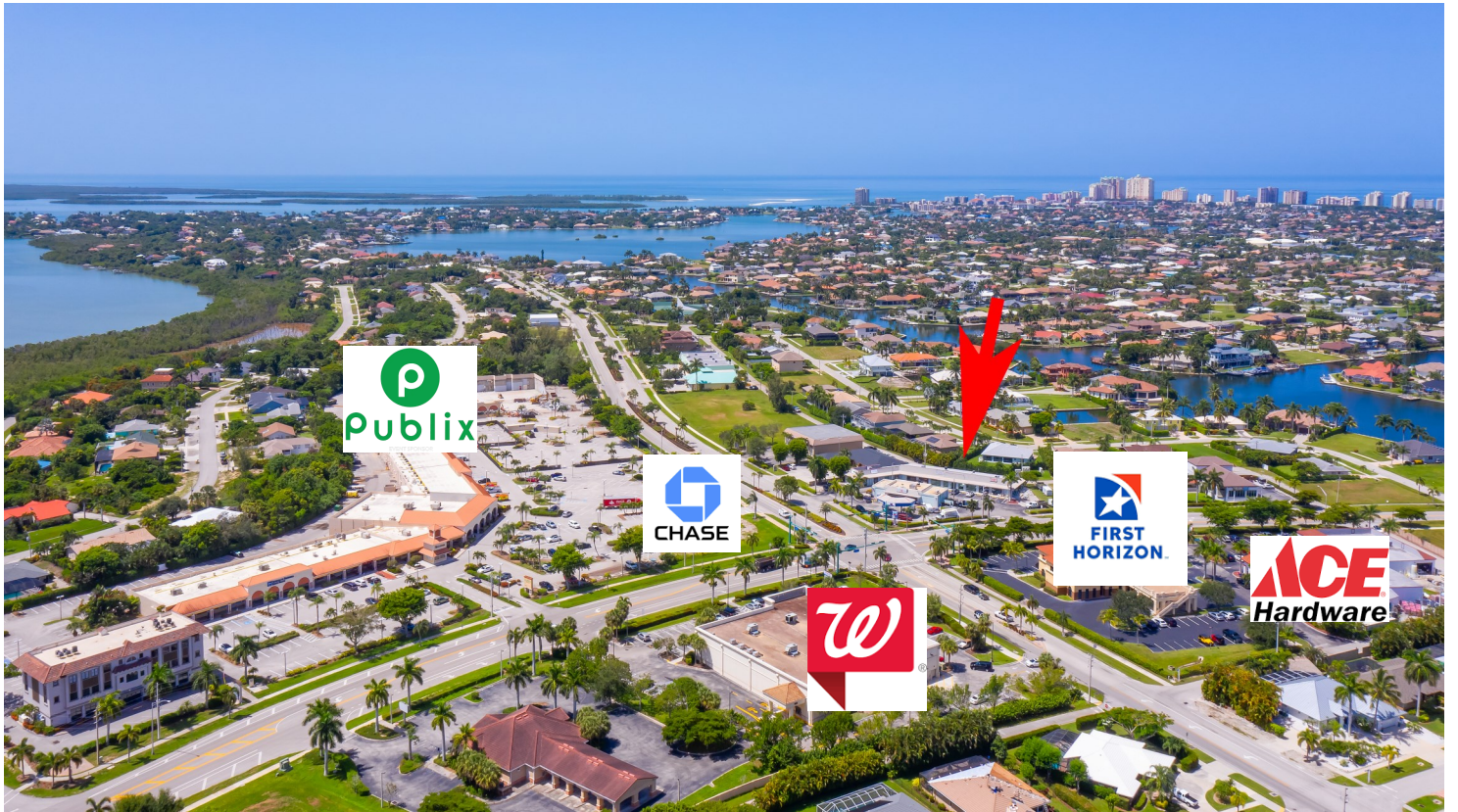
The southeast corner across from 1757 San Marco Rd is a 0.43 acre (less than half size of subject sale property) outparcel on a Publix owned shopping center. It is subject to a land lease with Chase Bank. That package sold in December 2019 for 3,075,000

About \$ 74,000 improvements in past 18 months—revised site plan, parking, landscape, sign,



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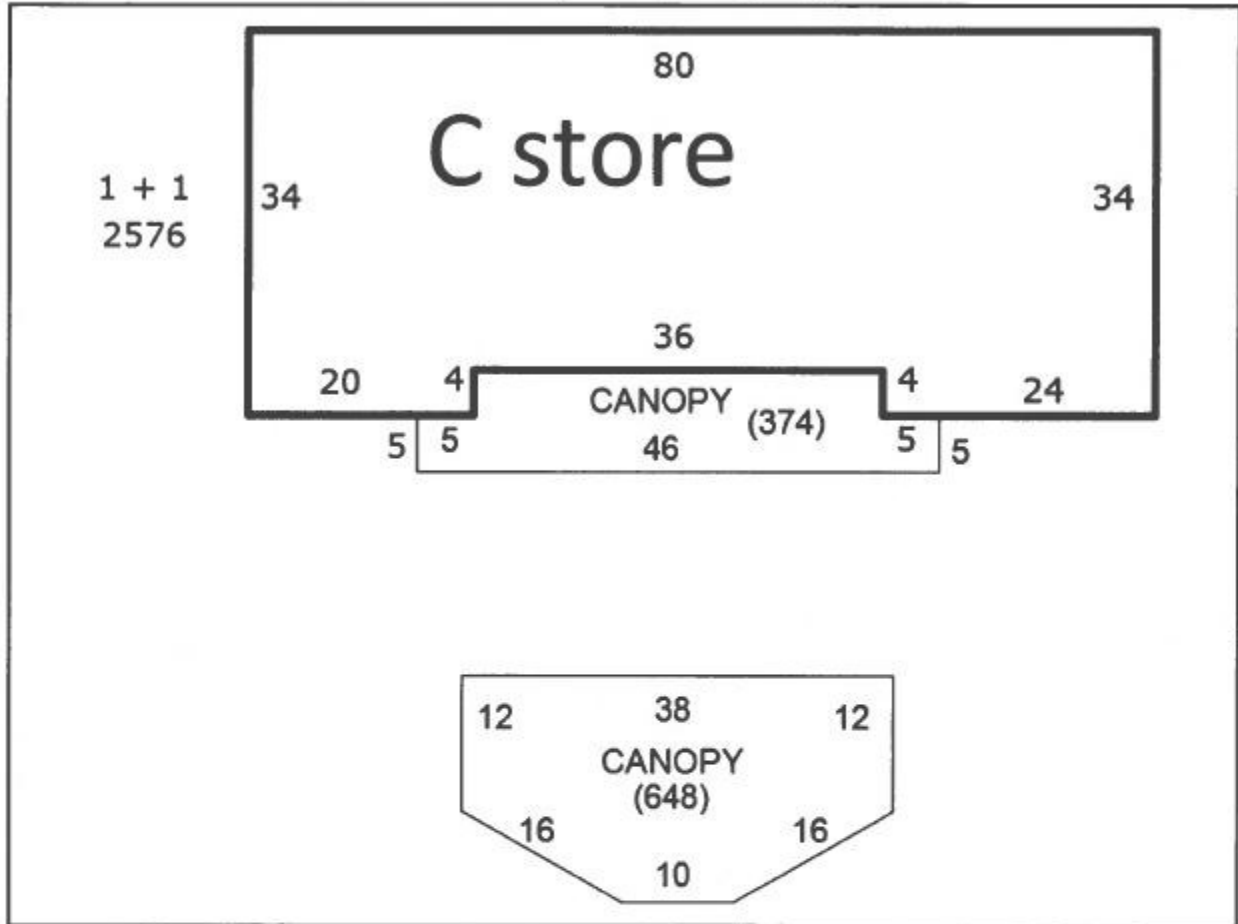




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Collier County Property Appraiser



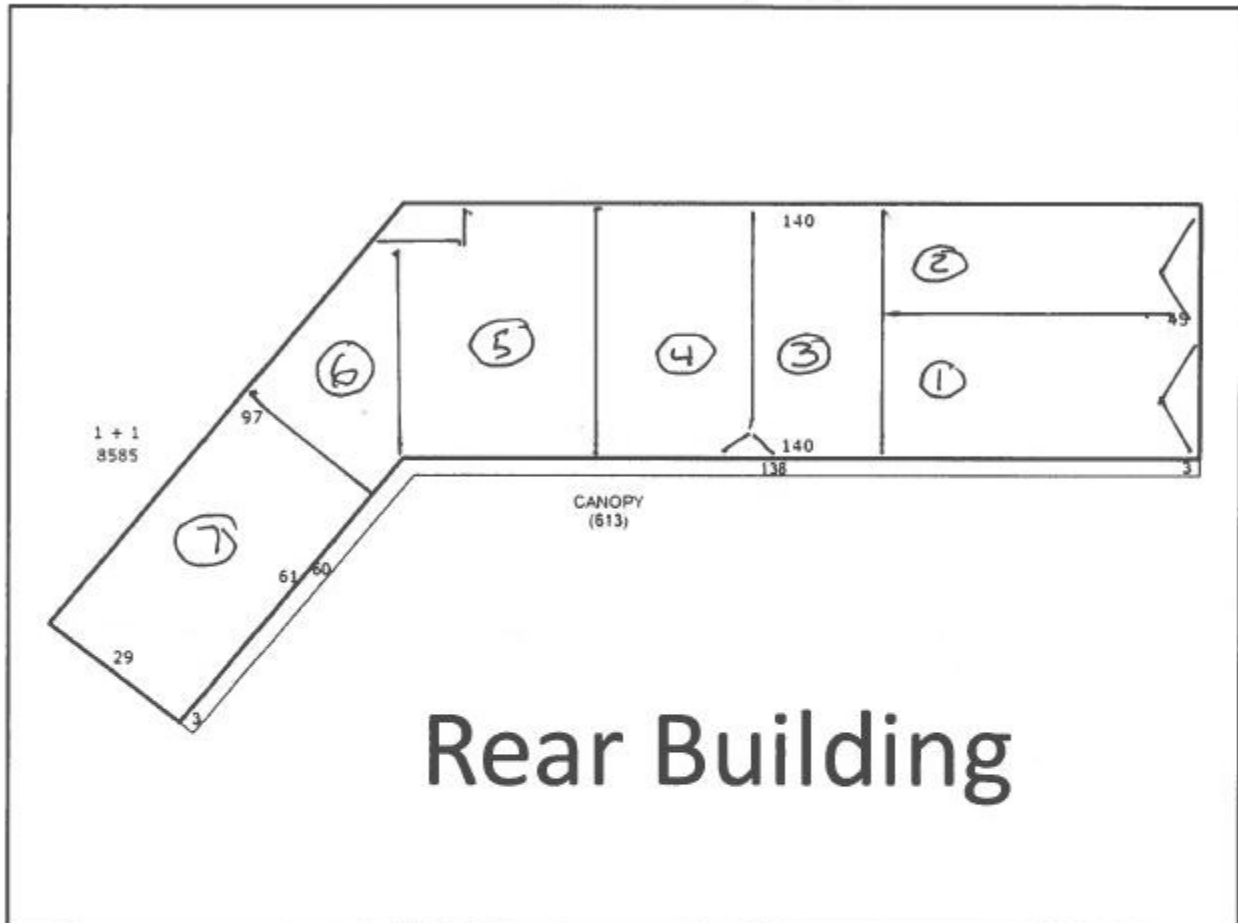
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Rear Building

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