

# FOR SALE

## 1,500 SF INDUSTRIAL FLEX CONDO

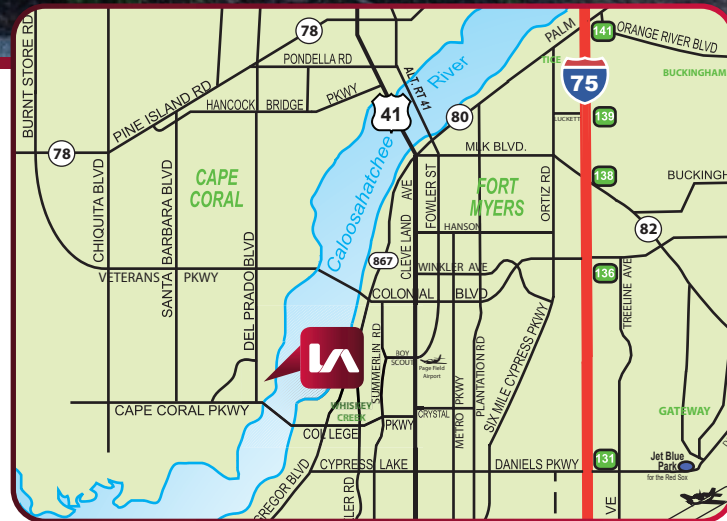
4519 SE 16<sup>TH</sup> PLACE, UNIT 106, CAPE CORAL, FL 33904



- **CONDO SIZE:** 1,000 SF Warehouse  
500 SF Office  
247 SF Bonus Mezzanine  
1,747 SF TOTAL
- **SALE PRICE:** \$425,000
- **CONDO FEE:** \$350 Per Month

### PROPERTY FEATURES

- 1,500 SF Flex Condo Available
- Bonus 247 SF Mezzanine / Storage Area
- 14' Clear Height in Warehouse
- One (1) Grade-Level Door
- One (1) Restroom
- Three (3) Assigned Parking Spaces
- Zoned SC (South Cape)



Please Contact:  
**The Industrial Team**

**Zack Tillery**  
Associate

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YOUR LOCAL MARKET EXPERT

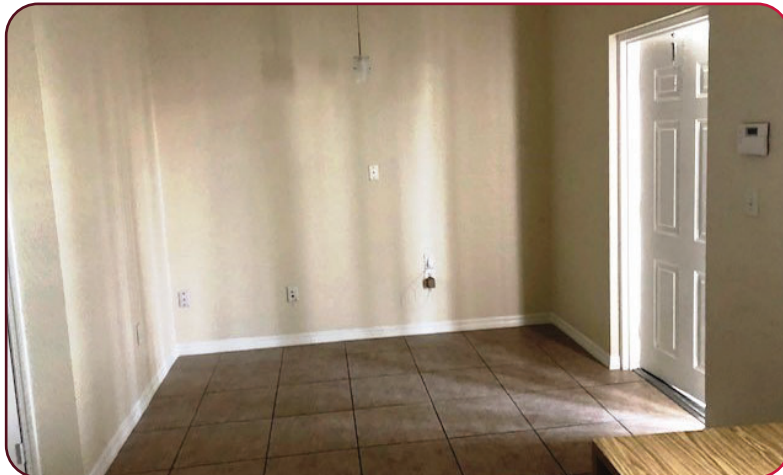
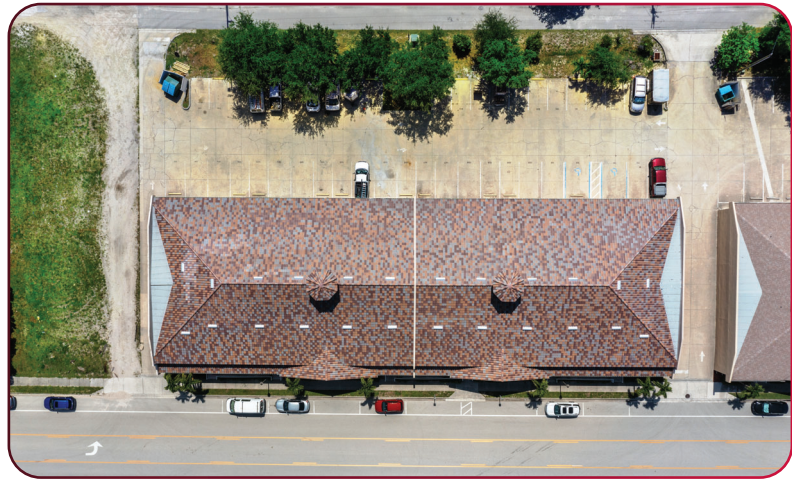
11215 Metro Parkway, Suite 1 | Fort Myers, Florida 33966 | Lee-FL.com



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2024 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	6,759	59,799	184,250
Est. Households	3,677	28,535	84,021
Est. Average HH Income	\$82,541	\$103,212	\$100,080

TRAFFIC COUNTS	
Del Prado Blvd S	42,000
Cape Coral Pkwy	54,000

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