



# FOR SALE OR LEASE

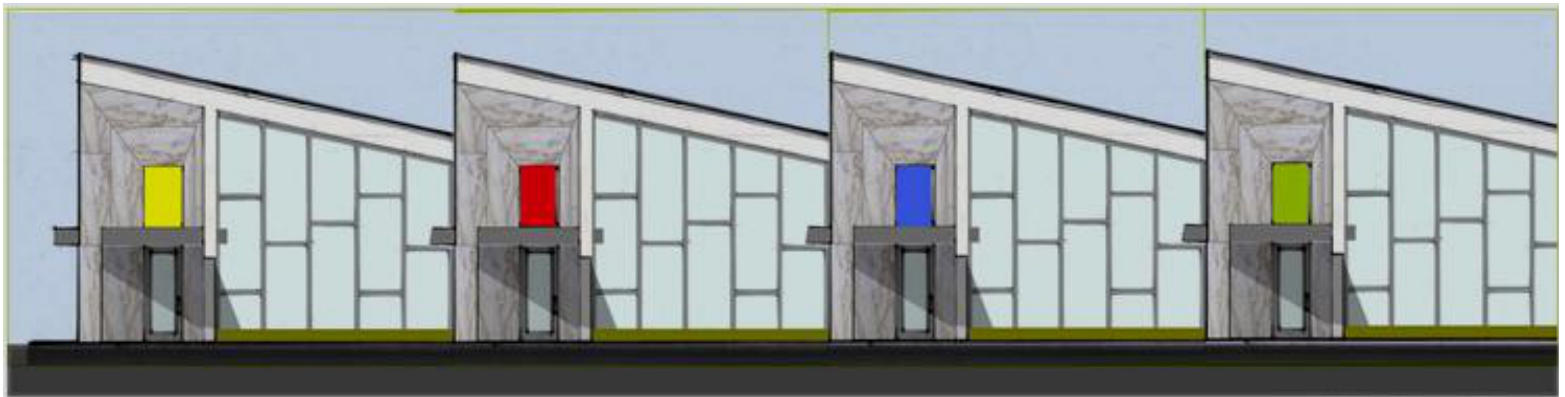
4628 Tamiami Trail East, Naples FL 34112

**MAJOR  
PRICE  
IMPROVEMENT**  
**\$550,000**







~~\$875,000~~

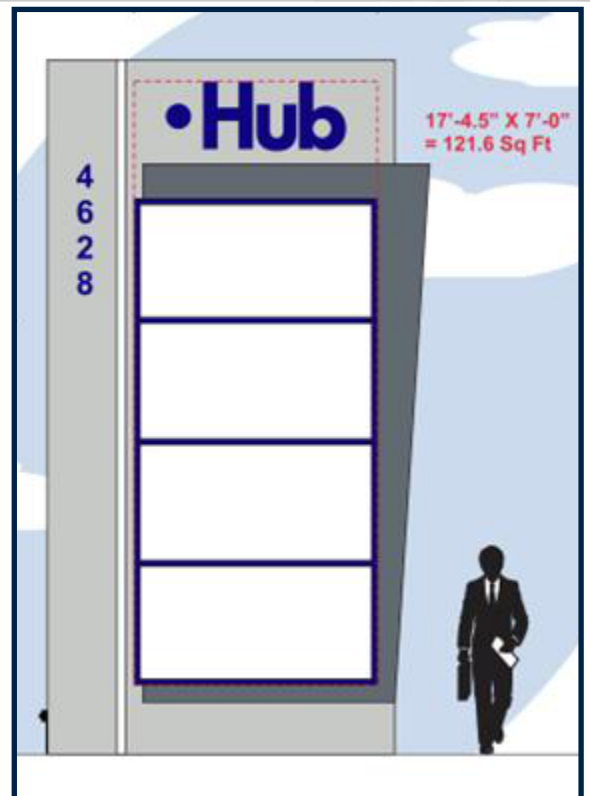
## PRIME COMMERCIAL REAL ESTATE AVAILABLE

**LEASE RATE \$35-\$40PSF PLUS NNN**



This Naples FL site fronts US 41 East with close proximity to downtown Naples, the government center, many retail establishments and residential rooftops. Perfect for a business looking to own its own NEW building and design the interior features that best suit thier business. Also available for lease from 800sf +/- and up. Call for more information.

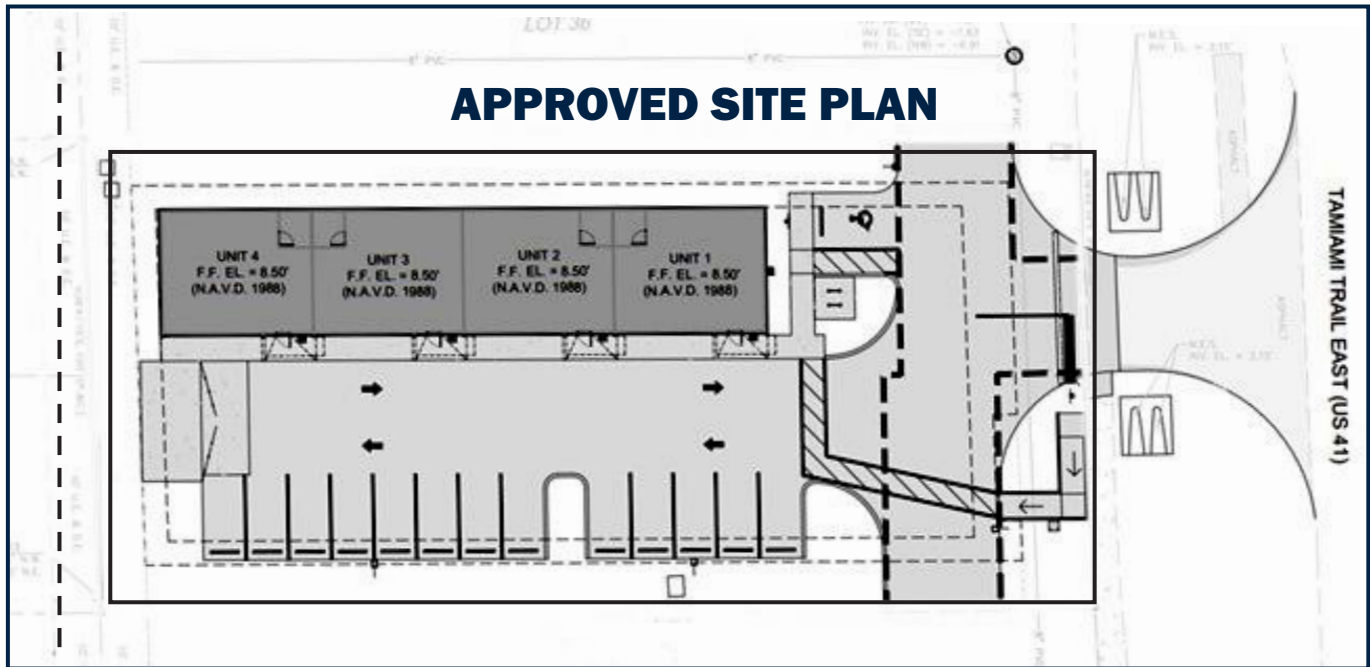
-  Shovel ready site with approved plans
-  Seller is a GC who can finish building for owner/user
-  Impact fees credits attached with property
-  Available pylon sign
-  Up to 4 units approximately 800sf each
-  0.48 acres zoned C-3



### Point of contact:

☎ Toddsabinpa@gmail.com    ☎ 239-207-2658 (Mobile)    ☎ 3219 Atlantic Circle, Naples FL 34119

The information contained herein is deemed reliable but obtained from other sources. Broker makes no guarantee the information is accurate and those who rely on this information shall do their own due diligence. The property owner reserves the right to withdraw or modify terms at any time.

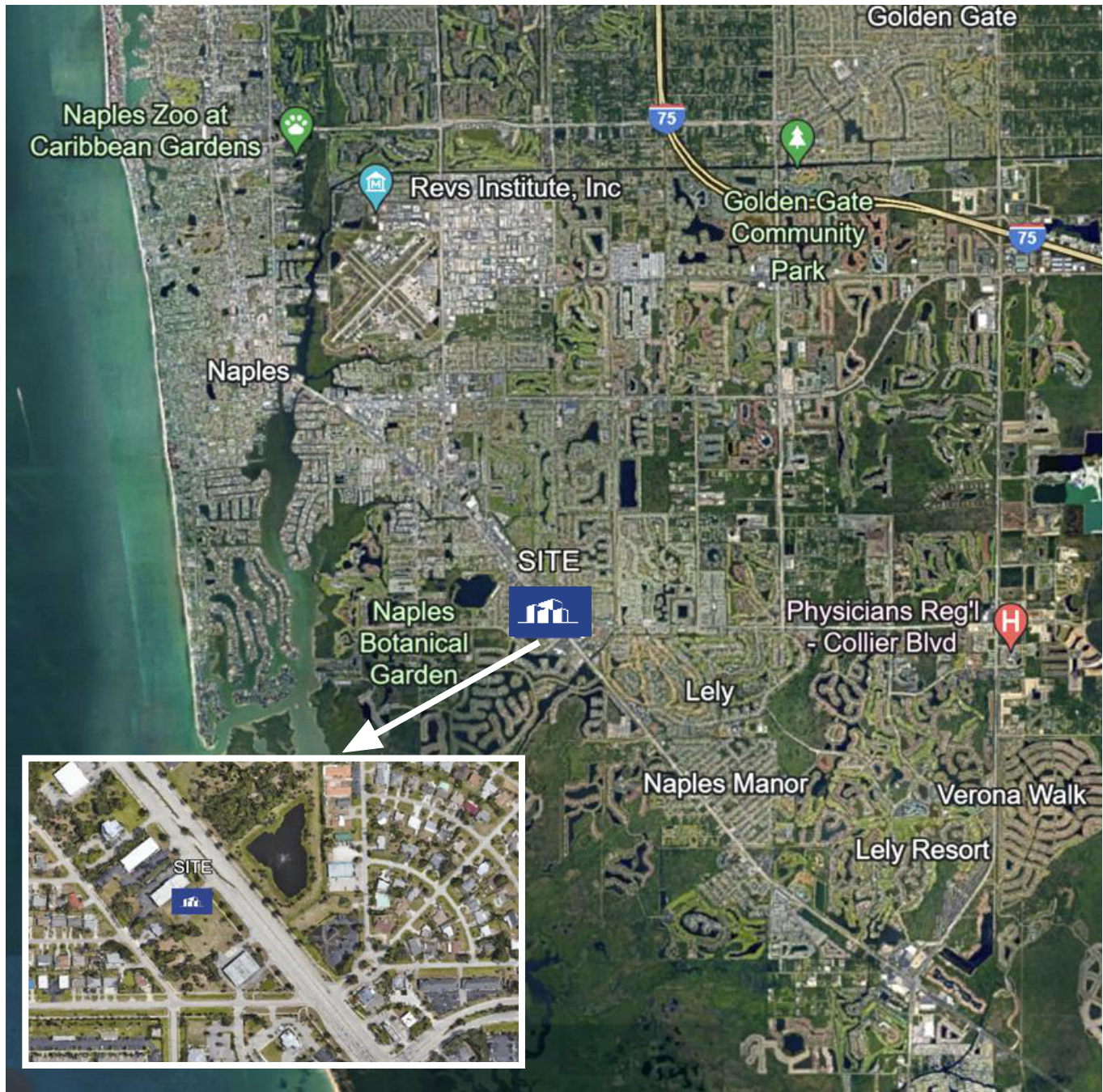


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