

DOWNTOWN
FORT MYERS

SITE

EDISON AVE

FWLER ST

10,500 AADT

MULTI-TENANT COMMERCIAL BUILDING

2467/2469 EDISON AVE | FORT MYERS, FL 33901

VALUE-ADD INVESTMENT OPPORTUNITY



1614 Colonial Blvd #104
Fort Myers, FL 33907
LQCRE.COM

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MULTI-TENANT COMMERCIAL BUILDING FOR SALE

2467/2469 Edison Ave | Fort Myers, FL 33901

Value-Add Investment Opportunity

LQ Commercial
REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

- Value-add investment opportunity in the rapidly growing Midtown Fort Myers district
- 6,200 SF multi-tenant commercial building | 2 versatile units
- Convenience store tenant in place at front unit — immediate income from day one
- Back unit vacant with existing hood and ready for lease-up, creating upside for the next owner
- Less than one mile from Downtown Fort Myers in a high-traffic corridor
- New roof installed Q4 2024
- Parking lot resealed and striped July 2026



COMMERCIAL BUILDING



FOR SALE



\$1,200,000



6,200 SF MULTI-TENANT BUILDING | 2 UNITS



0.39 AC



NEW ROOF | Q4 2024



BUILT 1960



ZONED CI



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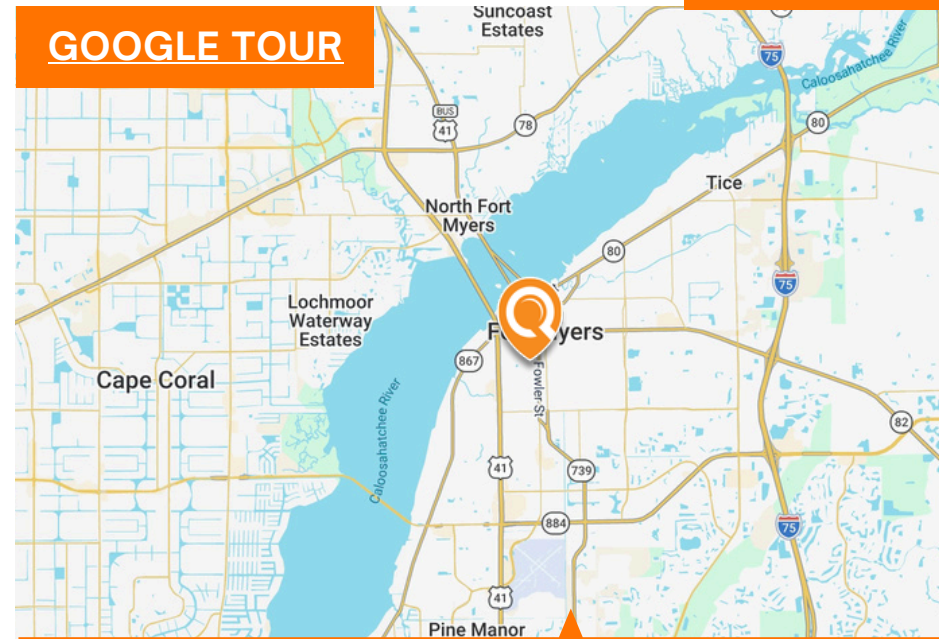


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GOOGLE TOUR



[PROPERTIES.LQCRE.COM/EDISON-COMMERCIAL-SALE](https://properties.lqcre.com/edison-commercial-sale)



5-MILE POPULATION

148,695



5-MILE HOUSEHOLDS

63,559



5-MILE INCOME

\$98,175



5-MILE EMPLOYEES

93,579



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MULTI-TENANT COMMERCIAL BUILDING FOR SALE

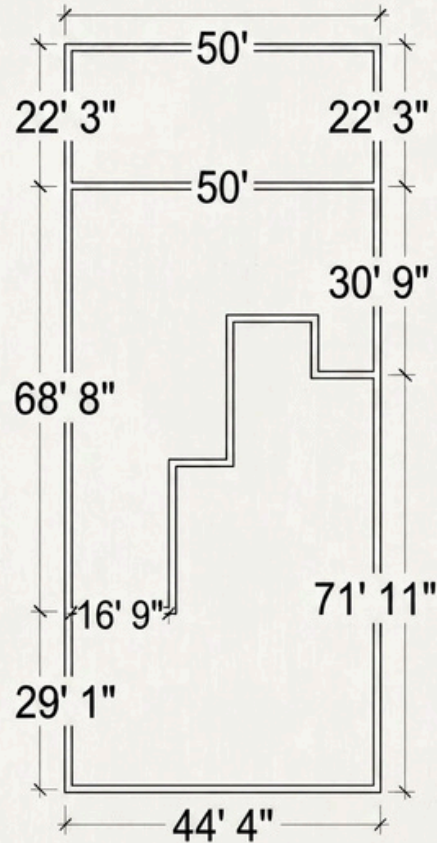
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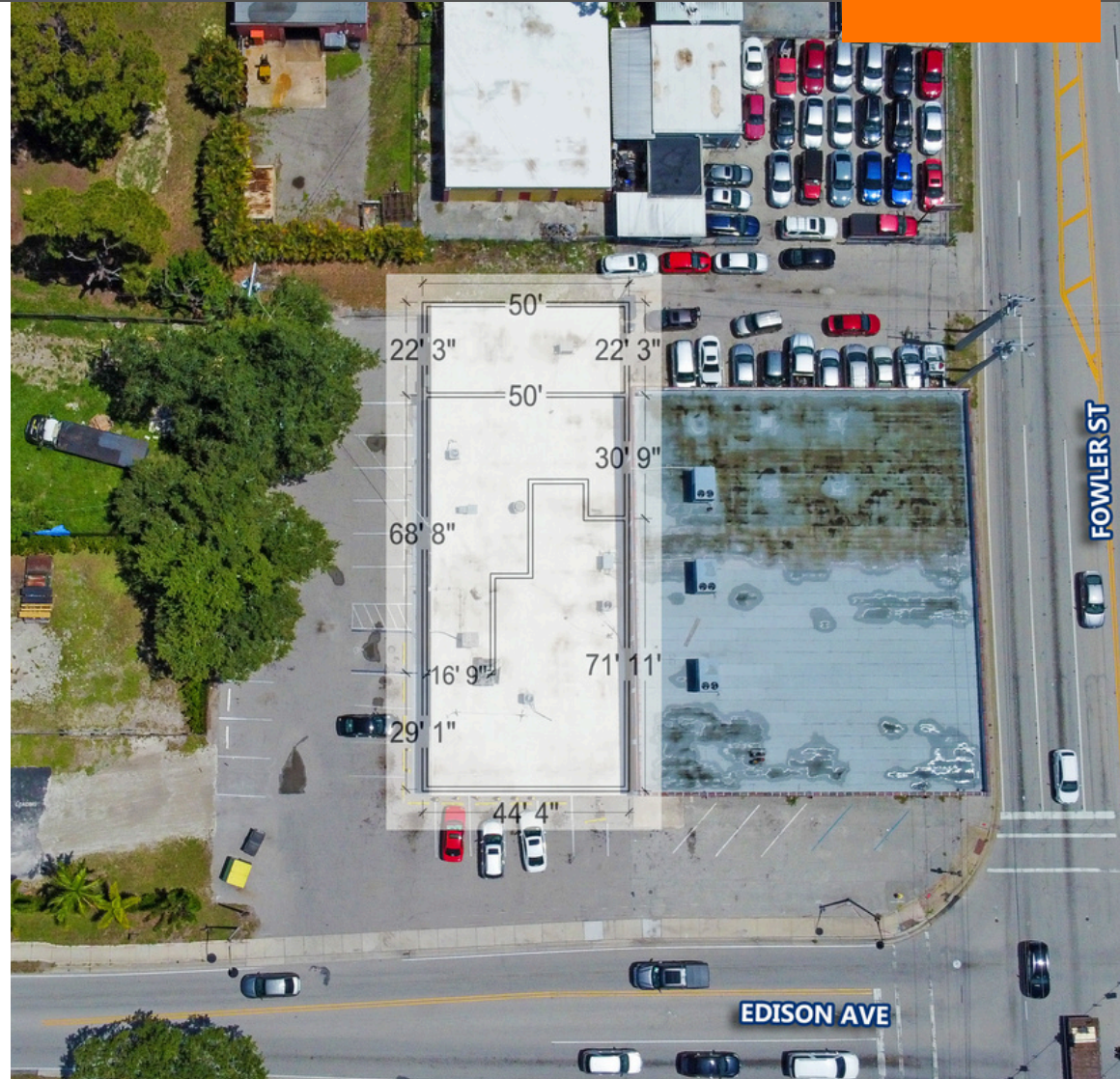
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2467 EDISON AVE.



Floor plan is not to scale. Buyer / buyer's agent to verify all measurements.
Information provided is deemed reliable but not guaranteed.



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