



### PROPERTY SUMMARY

Small warehouse with Large lot! Rare to find such a property in Cape Coral for less than \$1M. There is excess land on each side of the building and there is a fenced portion on the western side. Someone could build more square footage or use the excess for outside parking. Two overhead doors are 10x10 FT each, and the ceiling height in the warehouse is 12 FT.

### PROPERTY HIGHLIGHTS

- Rare Small Warehouse on Large Lot
- Room for Parking, or Expansion
- Fenced Secure Yard Area
- Two 10 x 10 FT Overhead Doors
- Epoxy Floors in Warehouse
- In a No-Flood Zone (X)
- CC Zoning

<b>Asking Price</b>	\$750,000
<b>Site Size</b>	0.73 Acres
<b>Building Size</b>	2,250 SF
<b>Zoning</b>	CC
<b>Year Built</b>	1985

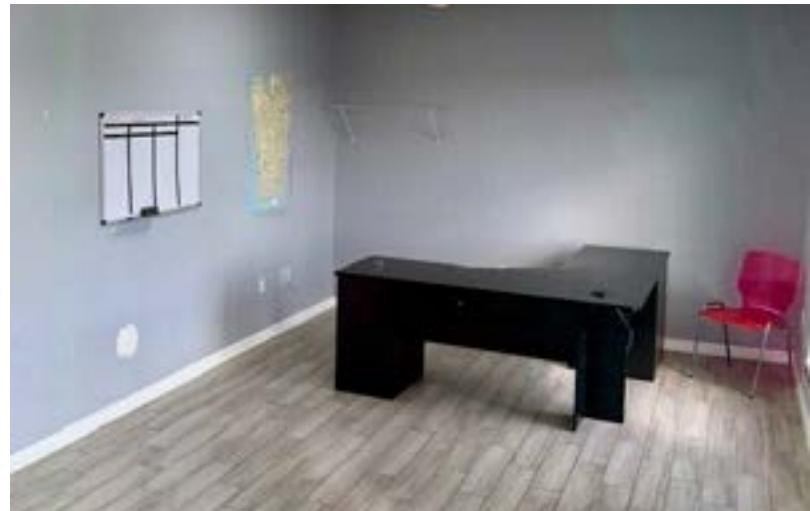
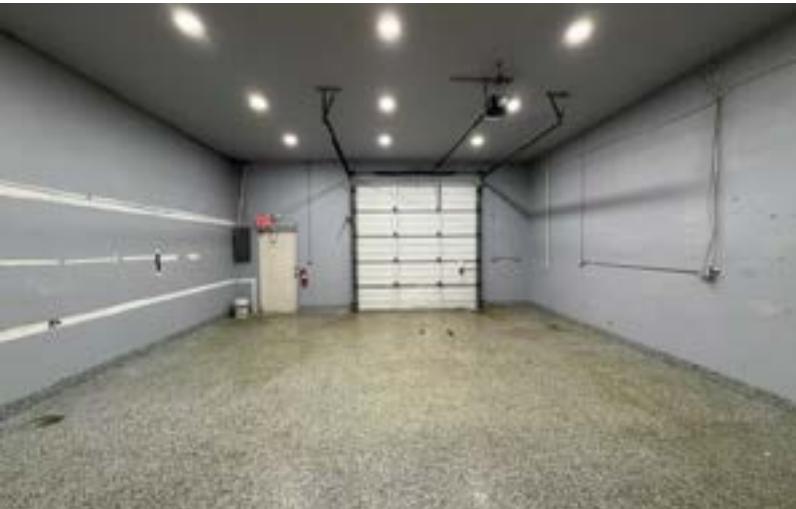


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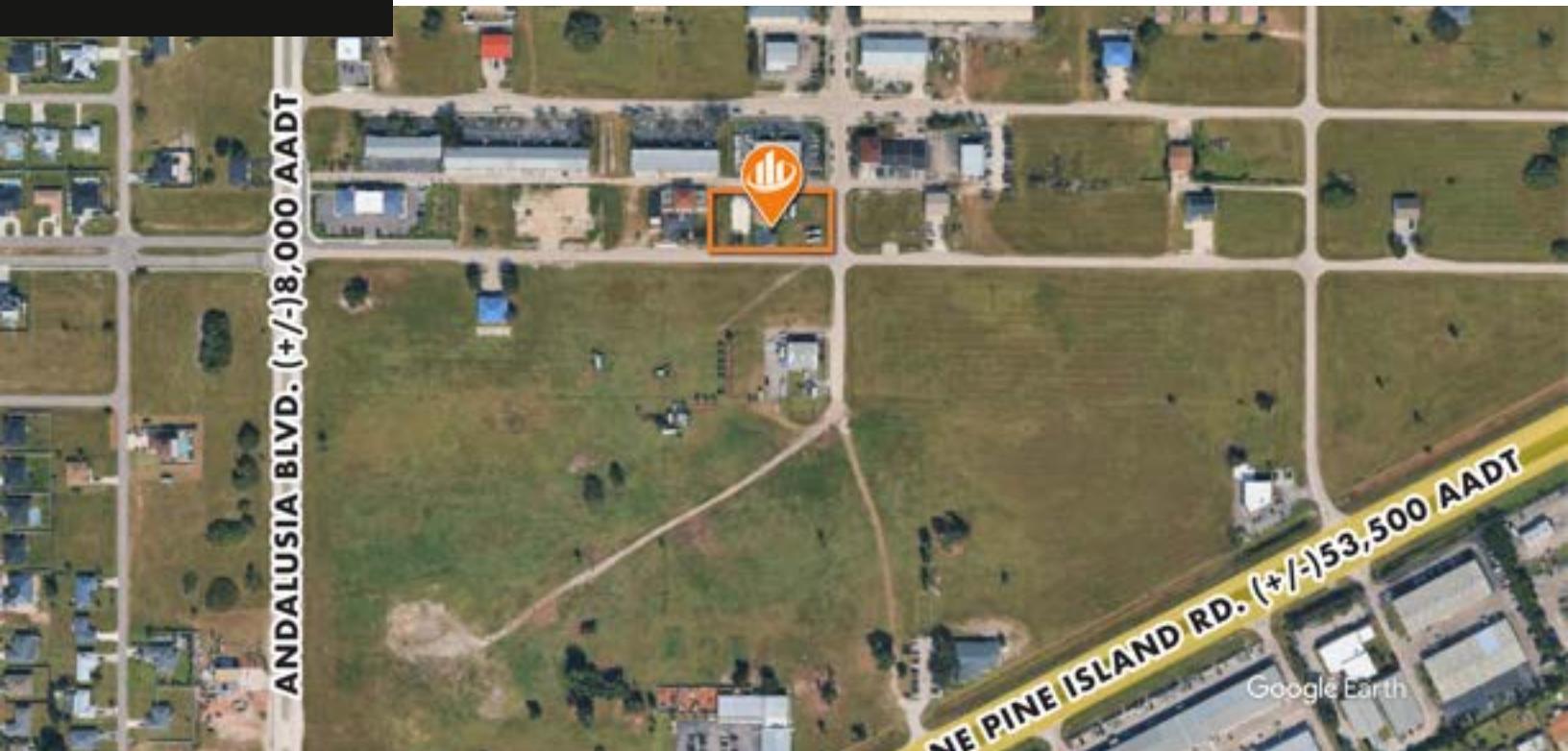
**For Sale**

**Small Warehouse - Big Lot**

931 & 939 7th Street, Cape Coral, FL 33909



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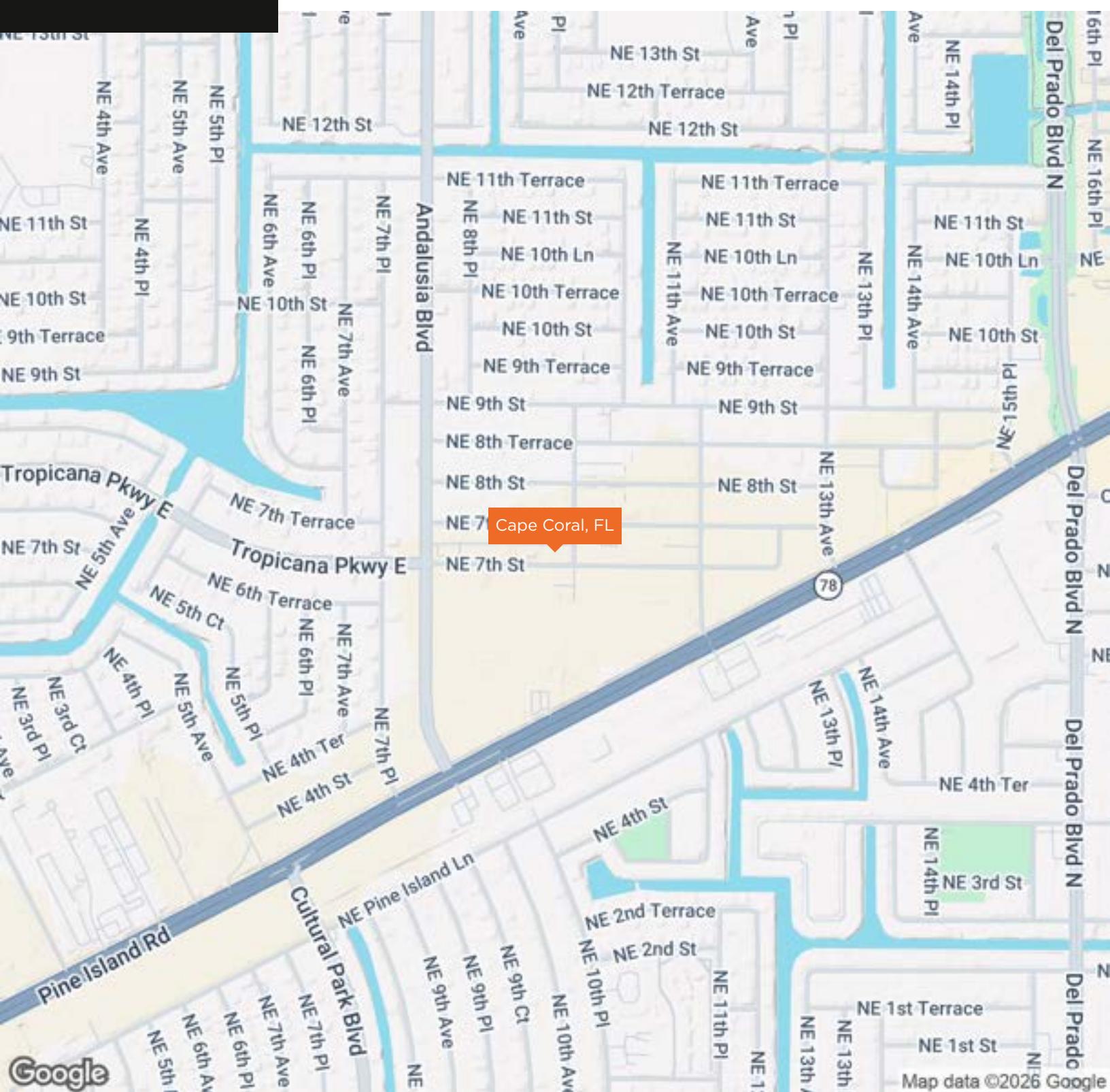


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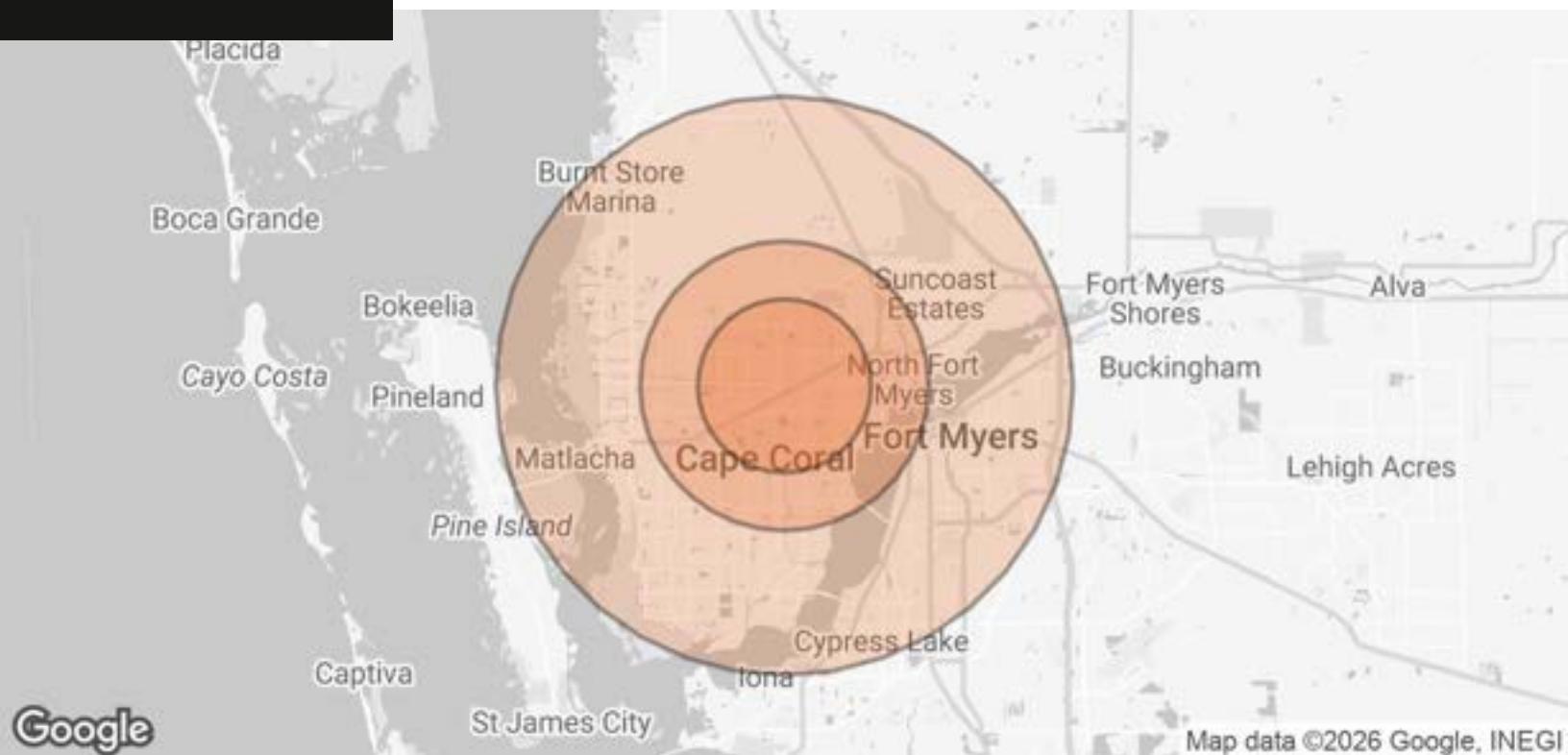
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Google

POPULATION	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	71,274	157,506	422,545
<b>AVERAGE AGE</b>	43	45	47
<b>AVERAGE AGE (MALE)</b>	42	44	46
<b>AVERAGE AGE (FEMALE)</b>	44	46	48

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	26,653	61,649	177,867
<b># OF PERSONS PER HH</b>	2.7	2.6	2.4
<b>AVERAGE HH INCOME</b>	\$84,166	\$86,205	\$86,955
<b>AVERAGE HOUSE VALUE</b>	\$323,103	\$324,427	\$355,459

Demographics data derived from AlphaMap



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