

**Ask:  
\$2,900,000**

# INDUSTRIAL MIXED USE SALE LEASE-BACK INVESTMENT OPPORTUNITY.

## 2273-2275 Cranford Ave. Fort Myers, FL 33196

### WAREHOUSE A: 2725 LAFAYETTE ST.

- RBA: +-7,237 SF.
- Year Built: 2009
- 18'-20' Ceiling Height
- Construction: Metal
- Power: 800a/208v 3p Heavy
- Sprinklers: Yes
- Opportunity Zone: Yes
- Large Overhead Doors: (2)
- Parking: 2.30/1000
- Land Acres: 1.03 AC. (1.38 AC. Total)
- Zoning: I-1
- Sale Leaseback: 3 Yr. Term
- Rate: \$10,000/month

### VACANT LOTS: (2) - 2767-2781 LAFAYETTE ST.

- Zoning: I-1(Industrial)
- Lot size: 7,500 SF. (per folio)
- Total size: 15,000 SF.
- Ideal for excess outdoor storage.

### WAREHOUSE B: 2737 LAFAYETTE ST.

- RBA: +- 4,000 SF.
- Year Built: 1990
- 17'-20' Ceiling Height
- Construction: Metal
- Power: 800a/208v 3p Heavy
- Sprinklers: Yes
- Opportunity Zone: Yes
- Large Overhead Doors (1)
- Sale Leaseback: 4-5 Yr. Term
- Monthly: \$4,000/month

### DUPLEXES: (2)

- 2273-2283 Cranford Ave.
- Built: 1956-1988
- Unit mix: 2/1 + 1/1
- Unit mix: 1/1 + 1/1
- Total Income: \$4,800/month
- Flood Zone: X

# PROPERTY DESCRIPTION



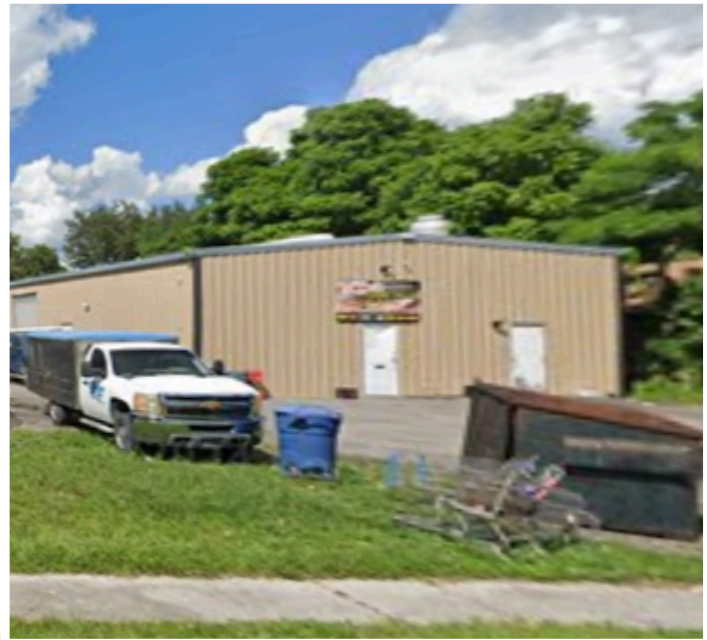
## Gross Income:

\$225,600/Yr., or \$18,800/month

## Ask: \$2,900,000

(Seller Finance Available)

The site is currently undergoing development and will be delivered with a new, up-to-code drainage system and a crushed concrete surface.



## Get in Touch

### George Smith.

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# PROPERTY DESCRIPTION

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