



**Investment  
Properties  
Corporation**

**F O R S A L E**



# 4573 Enterprise Avenue

## Naples, FL 34104

Investment or user opportunity!

Meticulously maintained industrial property with tenants in place on short term gross leases. Currently 5,000 contiguous square feet ready for your business.

**Sale Price:** \$4,500,000

**Lot Size:** 1.08 acres 47,045 SF 165' X 285'

**Building Size:** 14,000 SF total consisting of 8 units with restrooms and overhead doors  
6 - 2,000 SF units  
2 - 1,000 SF units

**Construction:** Steel

**RE Taxes (2024):** \$18,043.65

**Year Built:** 1988

**Eave Height:** 16"

**Zoning:** Industrial

**Center Height:** 20'

**Other:** Central water and sewer  
Ability to drive around building

**Garage Doors:** 12 - 12' X 12'



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**PHOTOS**



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Naples Florida 34103-3586

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*Licensed Real Estate Broker*

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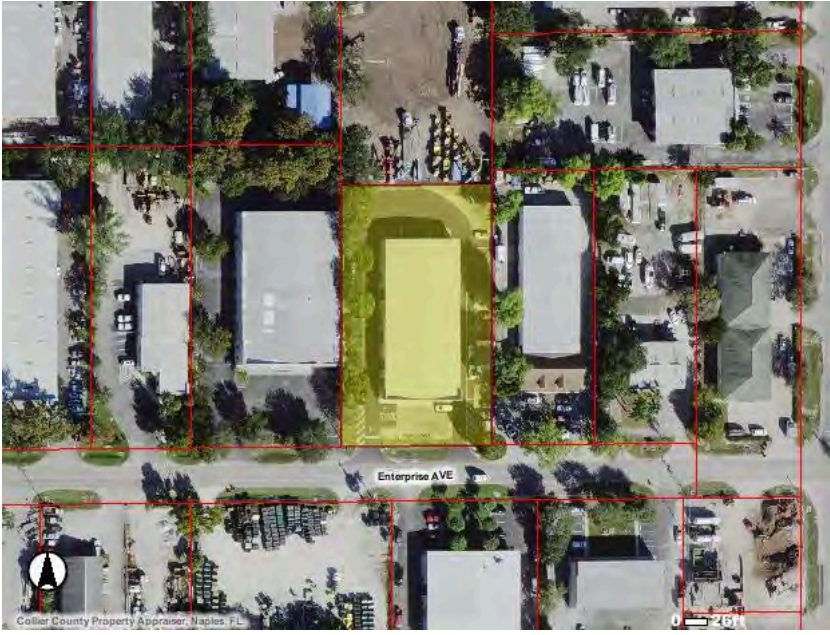
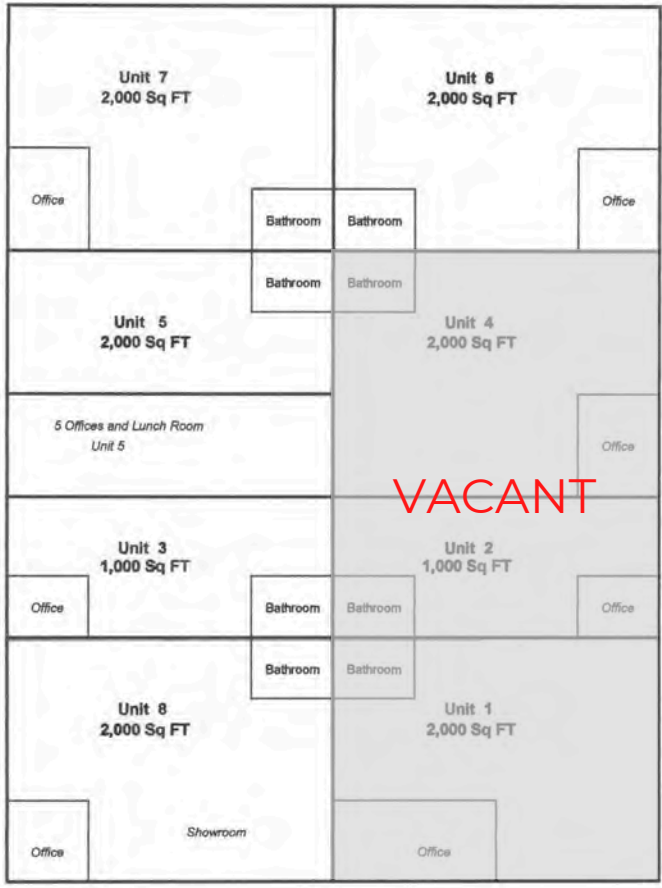
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