



**Investment
Properties
Corporation**

F O R S A L E

**3973 ARNOLD AVENUE
NAPLES, FL 34104**



\$2,160,000

LOT SIZE: .58 acres 25,265 SF 253' X 100'

BUILDING SIZE: 6,000 SF total
Unit 1: 3,810 SF total (1,110 SF reception area, conference room, 4 offices, 2 restrooms, kitchen and 2,700 SF warehouse)
Unit 2: 2,190 SF total (750 SF reception area, 3 offices 2 restrooms and 1,440 SF warehouse)

CONSTRUCTION: Steel w/ stucco

YEAR BUILT: 1979

GARAGE DOORS: 5 - 10' X 10'

ZONING: Industrial

OTHER: Fenced yard with additional land in rear. Exterior 24' X 30' lean-to shed in rear. Hurricane shutters. Additional rear yard 65' X 100' over culvert.

EAVE HEIGHT: 14'

CENTER HEIGHT: 16'

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Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



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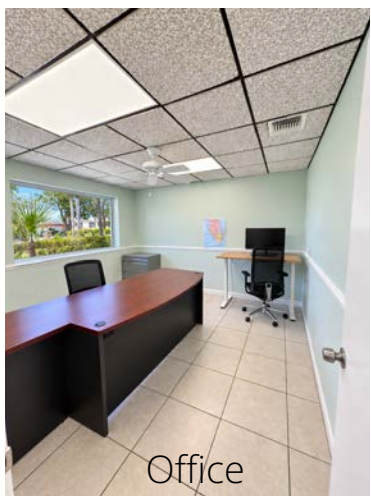
Side yard



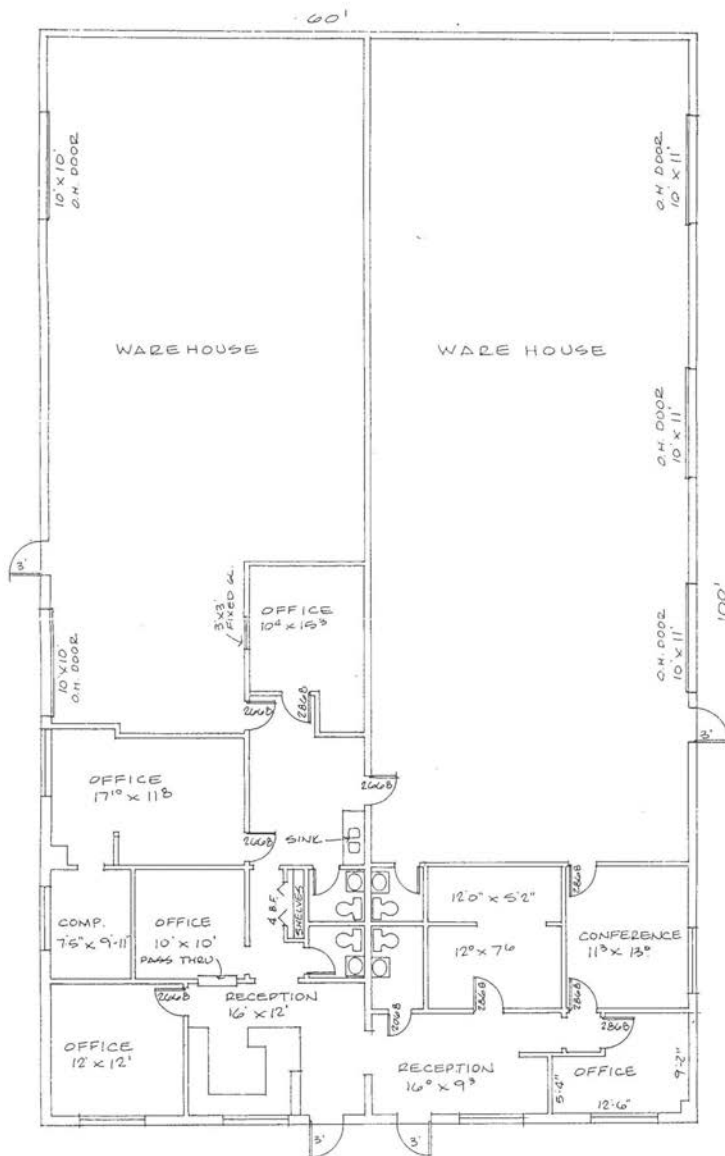
Reception



Office



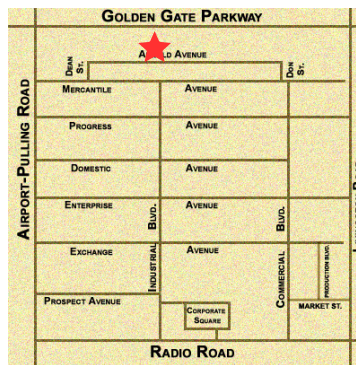
Office



Warehouse



Warehouse



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Maps**

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