

24033 Production Circle

BONITA SPRINGS, FL 34135



Investment
Properties
Corporation



1.08 ACRES + 6,000 SF BUILDING

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

Christine McManus, CCIM, SIOR | 239-777-2020 | christine@ipcnaples.com
John Cheffy | 239-261-3400 ext. 182 | john@ipcnaples.com

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OFFERING SUMMARY

<u>BUILDING SIZE:</u>	6,000 Total Square Feet 1,500 +/- SF office 4,500 +/- SF warehouse 800 SF carport
<u>BUILDING INFO:</u>	5 offices Kitchenette 2 restrooms Single phase power with 220V Septic and well Fenced yard
<u>LOT SIZE:</u>	1.08 acres 47,044 SF'
<u>CONSTRUCTION:</u>	Steel
<u>GARAGE DOORS:</u>	3
<u>YEAR BUILT:</u>	1981
<u>ZONING:</u>	IL
<u>RE TAXES (2023):</u>	\$9,277.77
<u>TENANT INFO:</u>	Paying \$4,000/mo. until April 1, 2025
<u>IMPACT FEES:</u>	Valued at \$25,998

LIST PRICE
\$1,920,000

SALES AGENTS



Christine McManus CCIM, SIOR
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Principal
239-777-2020



John Cheffy
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Sales Agent
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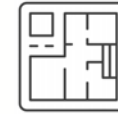




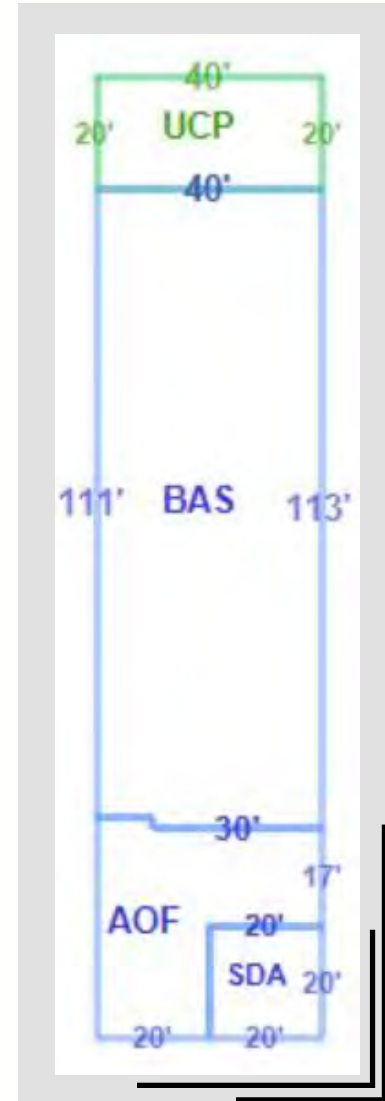
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