



For Sale

Small Warehouse - Big Lot

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



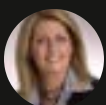
PROPERTY SUMMARY

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

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



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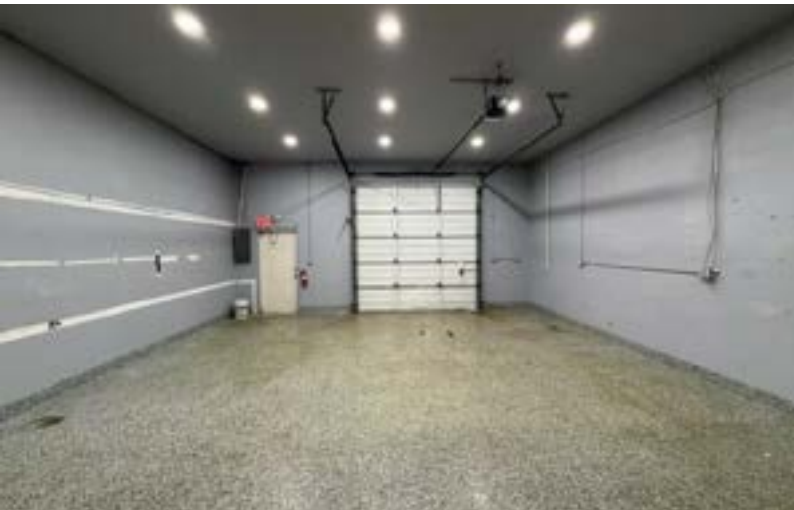




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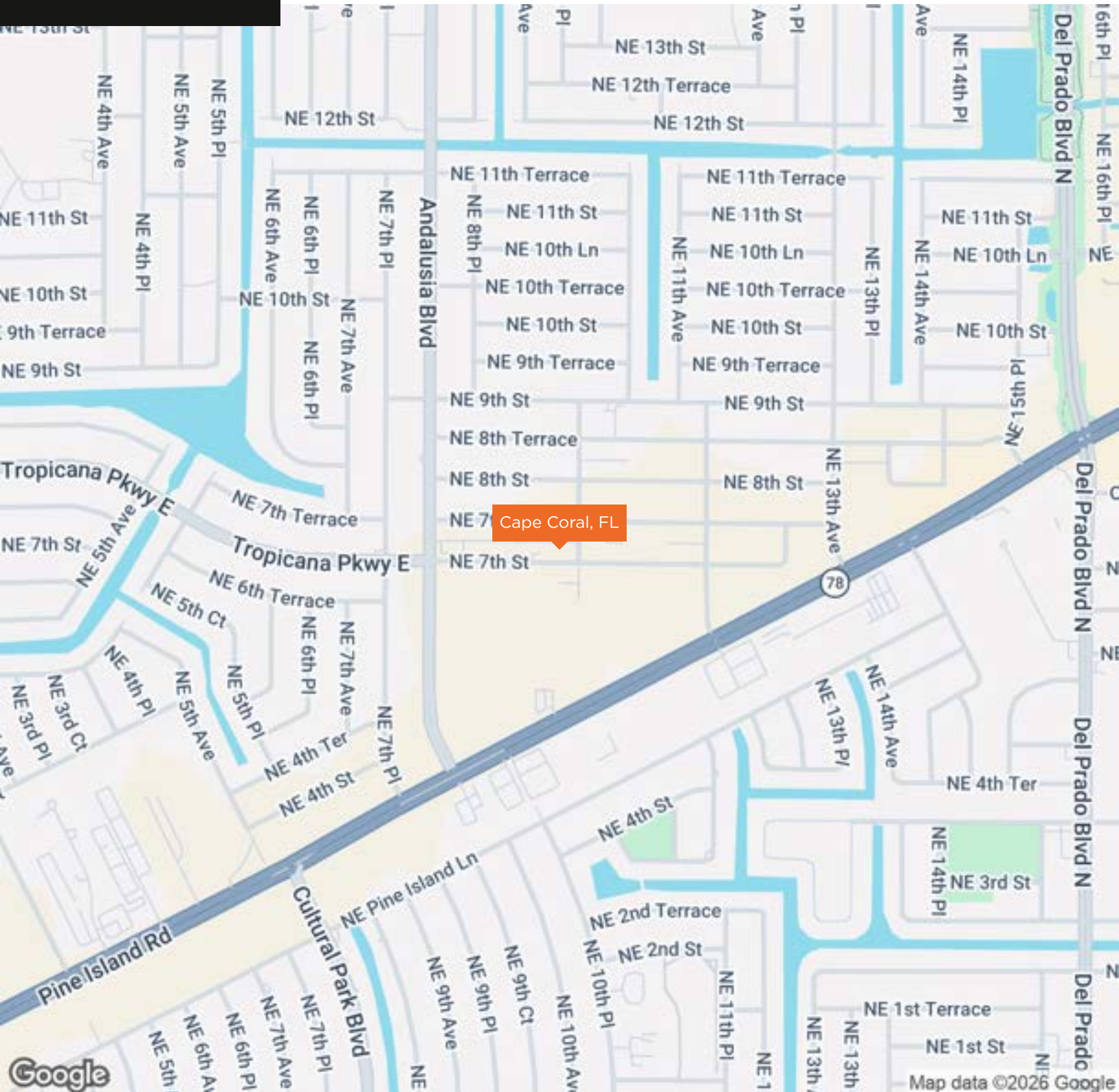




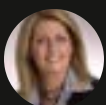
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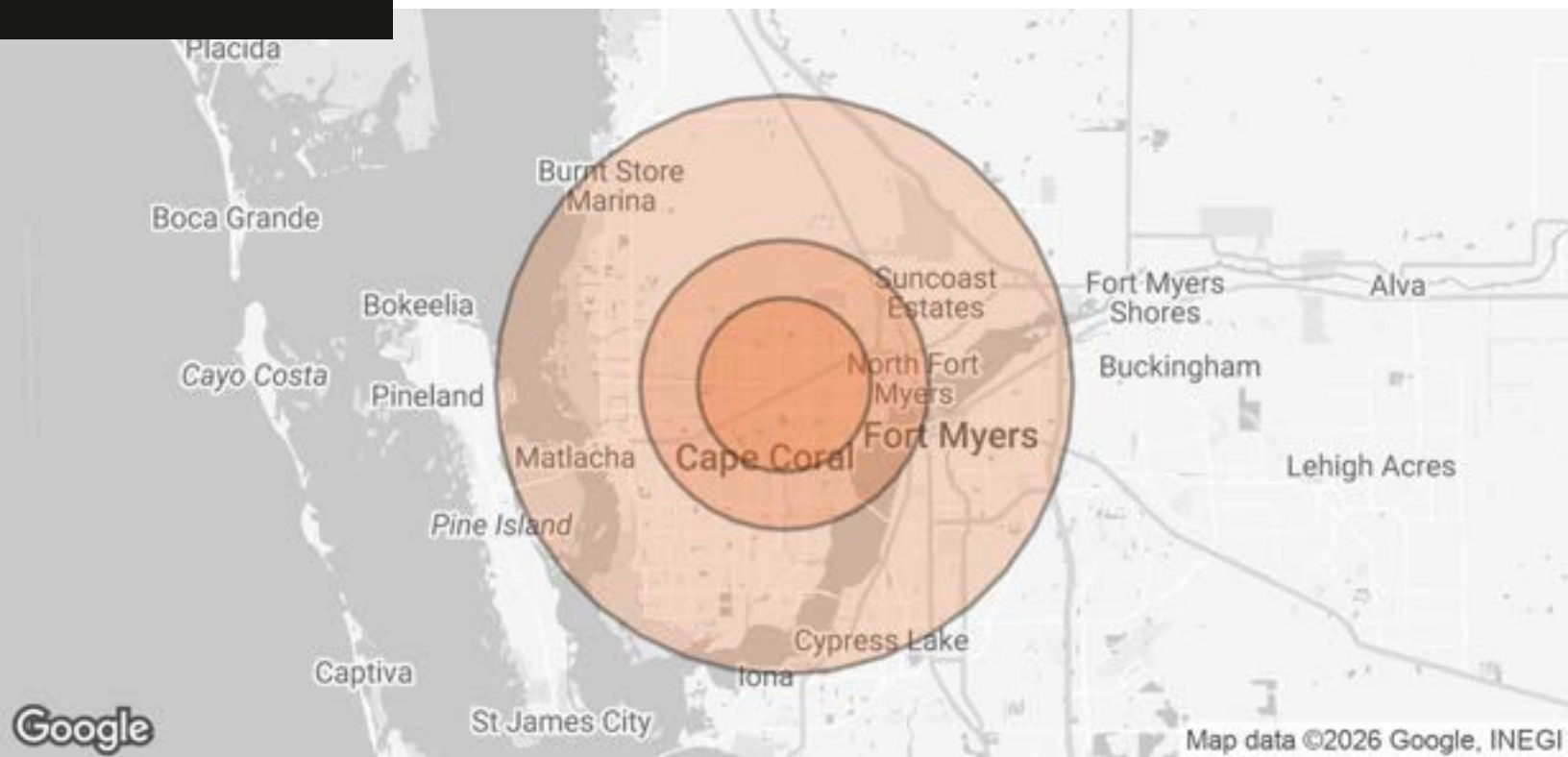




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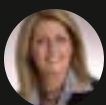
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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	71,274	157,506	422,545
AVERAGE AGE	43	45	47
AVERAGE AGE (MALE)	42	44	46
AVERAGE AGE (FEMALE)	44	46	48

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

Demographics data derived from AlphaMap



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