



Investment
Properties
Corporation

FOR SALE

5277 Floridan Ave | Naples, FL 34113

C-4 ZONED COMMERCIAL OPPORTUNITY PERMIT & SHOVEL READY



THE UNKNOWN HAS BEEN REMOVED!

EFFICIENT DESIGN | FLEXIBLE CONFIGURATIONS | ENDLESS POSSIBILITIES

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

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OFFERING SUMMARY

PRICE: \$1,600,000

ZONING: C4

LOT SIZE: 1 +/- ACRE

UNIT SIZE: Variety from 1,943 SF
 Delivered with private office, ADA restroom (some w/ optional shower), and large showroom

HEIGHT: 17' - 20' to beam elevation

UTILITY DOOR: Insulated, impact rated roll up door 10' W x 14' H

FIREWALLS: Concrete block

Say goodbye to renting and start building equity with your own commercial property in beautiful Naples! Jump right into constructing a 10,000 +/- SF commercial building which can be customized for your use, tenants, or even condominiums! This permit ready commercial building is zoned C-4 with lots of versatility. Each unit features a private office with standard finish & choice of carpet, an ADA-compliant restroom (some w/ optional pre-construction shower), and a modern style interior complete with 17' - 20' high ceilings, 10' x 14' garage doors and delivered with 5-ton 16-sear HVAC. 15 parking spaces available.

Prime location with excellent curb appeal, just shy of 1 acre. Join a thriving business community alongside new to be established neighbors like Home Depot, Lamborghini, and other prominent businesses. Now is the perfect time to take control of your future and become your own landlord. Don't miss out—secure your unit today!

CONTACT (239) 777-2020



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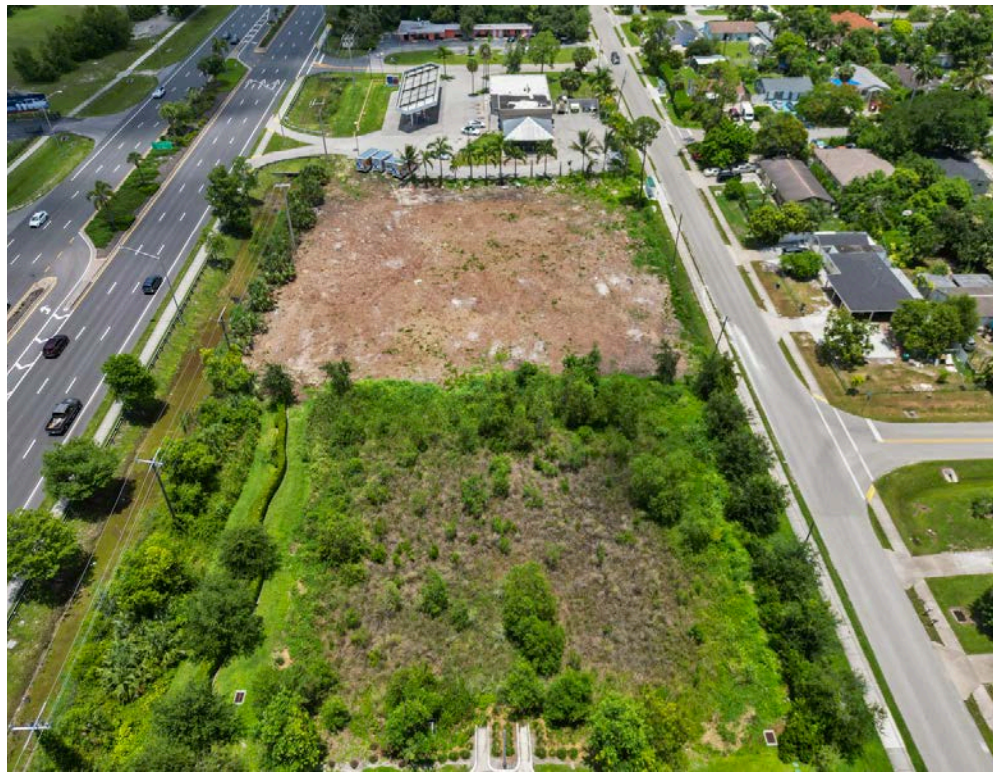
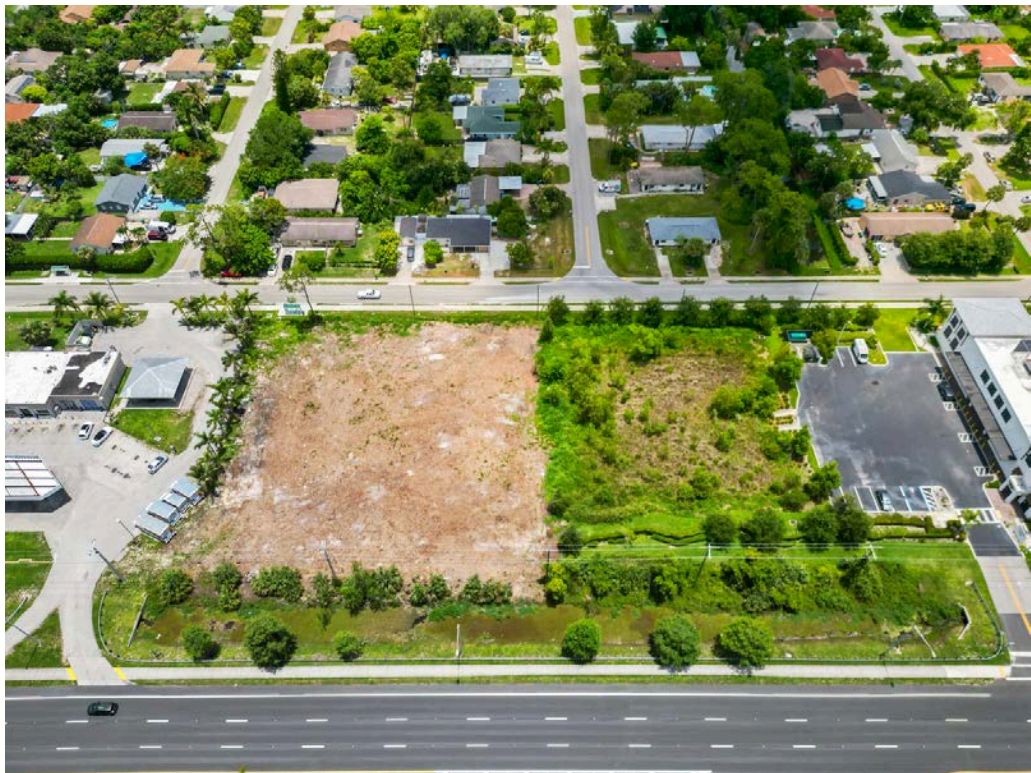




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C-4 COMMERCIAL OPPORTUNITY

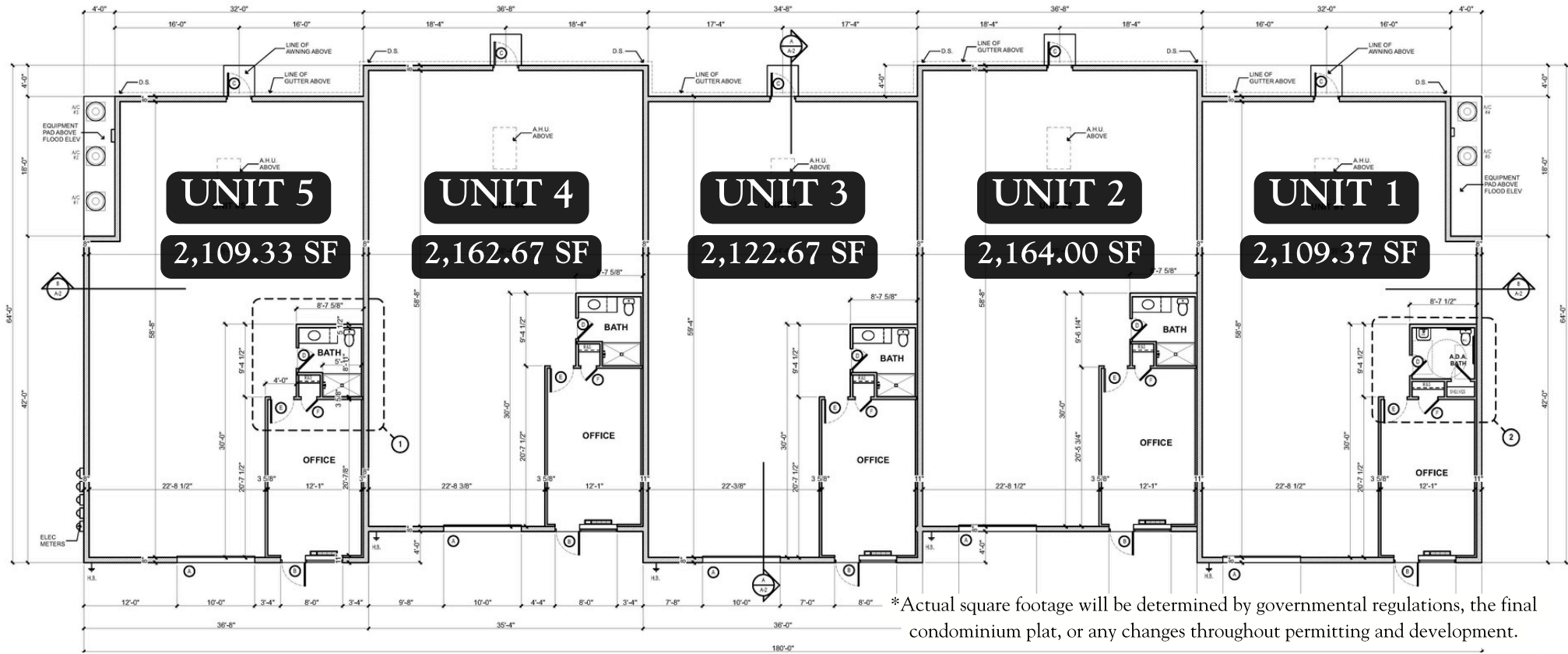
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*Actual square footage will be determined by governmental regulations, the final condominium plat, or any changes throughout permitting and development.



Lots of versatility in this permit ready opportunity designed by JD Allen & Associates Architect and construction by Stiles Sowers Construction





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C-4 ZONING PERMITTED USES

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Accounting
Adjustment and collection services
Advertising agencies
Advertising
Agricultural services
Amusement and recreation services, indoor
Amusement and recreation services, outdoor
Ancillary plants
Animal specialty services, except veterinary
Apparel and accessory stores
Architectural services
Auditing
Auto and home supply stores
Automobile Parking, automobile parking garages and parking structures
Automotive services
Automotive vehicle and equipment dealers (new vehicles only)
Banks, credit Unions and trusts
Barber shops (except for barber schools)
Beauty shops (except for beauty schools)
Bookkeeping services
Bowling centers, indoor
Building cleaning and maintenance services
Business associations
Business consulting services
Business credit institutions
Business services - miscellaneous
Cable and other pay television services
Carpet and upholstery cleaning
Carwashes

Child day care services
Churches
Civic, social and fraternal associations
Coin-operated laundries and dry cleaning
Coin operated amusement devices, indoor
Commercial art and graphic design
Commercial photography
Commercial printing (excluding newspapers)
Computer programming, data processing and other services
Computer and computer software stores
Credit reporting services
Dance studios, schools and halls, indoor
Detective, guard and armored car service
Department stores
Direct mail advertising services
Disinfecting and pest control services
Dry cleaning plants
Drug stores
Eating and drinking establishments
Educational plants.
Educational services
Electrical and electronic repair shops
Engineering services
Equipment rental and leasing
Facilities support management services
Federal and federally-sponsored credit agencies
Food stores
Funeral services



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Garment pressing, and agents for laundries and dry cleaners
Gasoline service stations
General merchandise stores
Glass stores
Golf courses, public
Group care facilities
Hardware stores
Health services, miscellaneous
Health services, offices and clinics
Home furniture and furnishings stores
Home health care services
Hospitals
Hotels and motels when located within an activity center.
Household appliance stores
Insurance carriers, agents and brokers
Labor unions
Landscape architects, consulting and planning
Laundries and dry cleaning, coin operated -- self service
Laundries, family and commercial
Laundry and garment services, miscellaneous
Legal services
Libraries
Loan brokers
Management services
Marinas
Medical and dental laboratories
Medical equipment rental and leasing
Membership organizations, miscellaneous
Membership sports and recreation clubs, indoor
Mortgage bankers and loan correspondents

Motion picture theaters
Motorcycle dealers
Museums and art galleries
Musical instrument stores
News syndicates
Nursing and professional care facilities
Outdoor advertising services
Paint stores
Passenger car leasing & rental
Personal credit institutions
Personal services, miscellaneous
Personnel supply services
Photocopying and duplicating services
Photofinishing laboratories
Photographic studios, portrait
Physical fitness facilities
Political organizations
Professional membership organizations
Professional sports clubs and promoters, indoor
Public administration (groups)
Public or private parks and playgrounds
Public relations services
Radio, television and consumer electronics stores
Radio, television and publishers advertising representatives
Radio and television broadcasting stations
Real Estate
Record and prerecorded tape stores
Religious organizations
Repair services



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- Research, development and testing services
- Retail - miscellaneous
- Retail nurseries, lawn and garden supply stores
- Reupholstery and furniture repair
- Secretarial and court reporting services
- Security and commodity brokers, dealer, exchanges and services
- Security systems services
- Shoe repair shops and shoeshine parlors
- Social services, individual and family
- Surveying services
- Tax return preparation services
- Telegraph, Telephone and other message communications including communications towers up to specified height
- Theatrical producers and miscellaneous theatrical services
- Travel agencies
- United State Postal Service
- Veterinary services
- Videotape rental
- Vocational schools
- Wallpaper stores
- Watch, clock and jewelry repair



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