



FOR SALE OR LEASE

100 and 110 Rose Blvd, Naples FL 34119

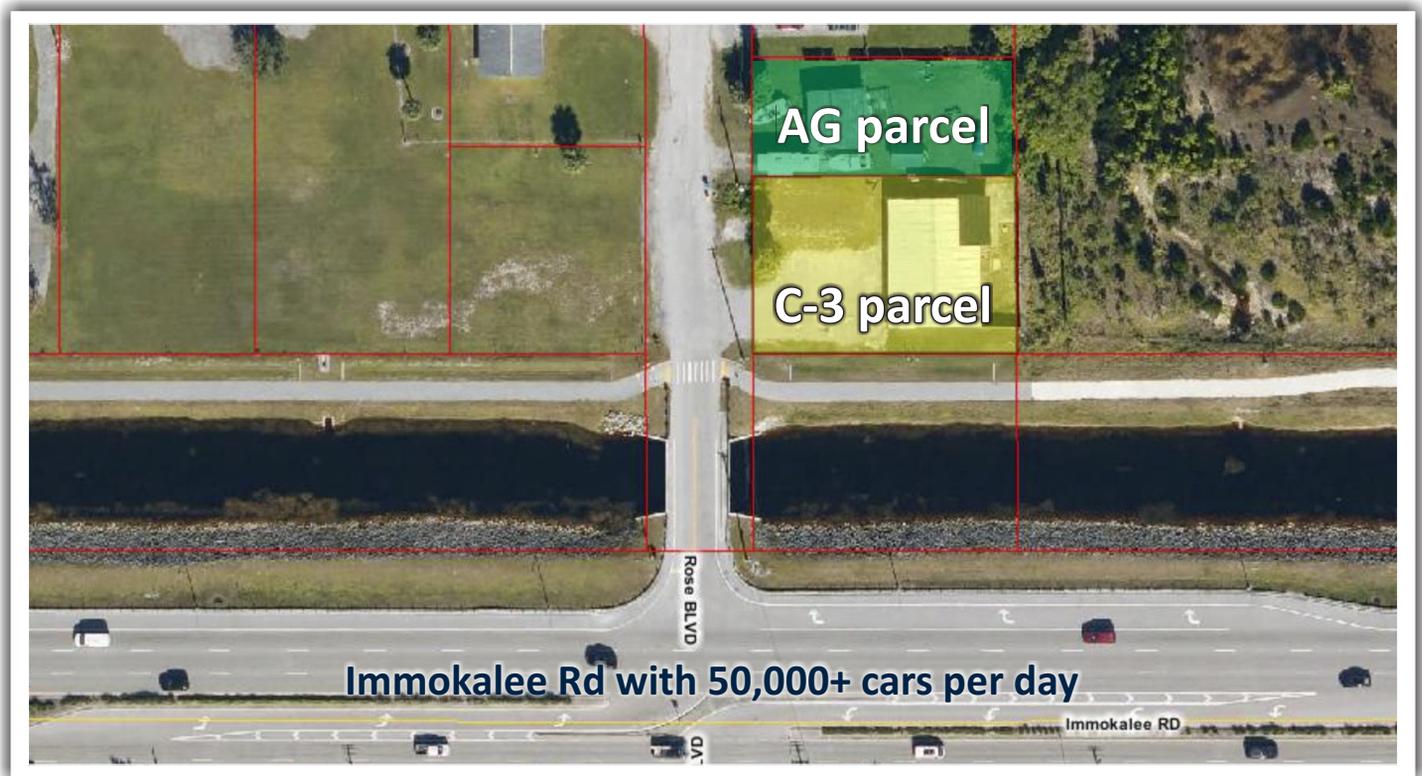
**PROPERTY
FOR SALE
\$1,800,000**

PRIME COMMERCIAL REAL ESTATE AVAILABLE

LAND LEASE \$120,000/YR

These two contiguous sites offer 0.47 acres fronting Immokalee Rd in Naples FL East of I-75 on the morning side traffic perfect for a coffee drive thru concept. The front 0.28 acres site consists of C-3 zoning allowing commercial uses while adjoining 0.19 acre site is zoned AG and if combined with C-3 lot can potentially be used for storm water, buffers and potentially a parking exemption to further maximize the use of the C-3 lot with drive thru capabilities. In this entire subdivision, this is the only commercial zoned site.

The site offers left in, right in, and right out perfect for the morning commute that boasts over 50,000 cars per day and surge during the morning commute. Impact fee credits exceeding \$22,000 for redevelopment are attached to the sites. Sewer connection is nearby but currently the properties are on septic.



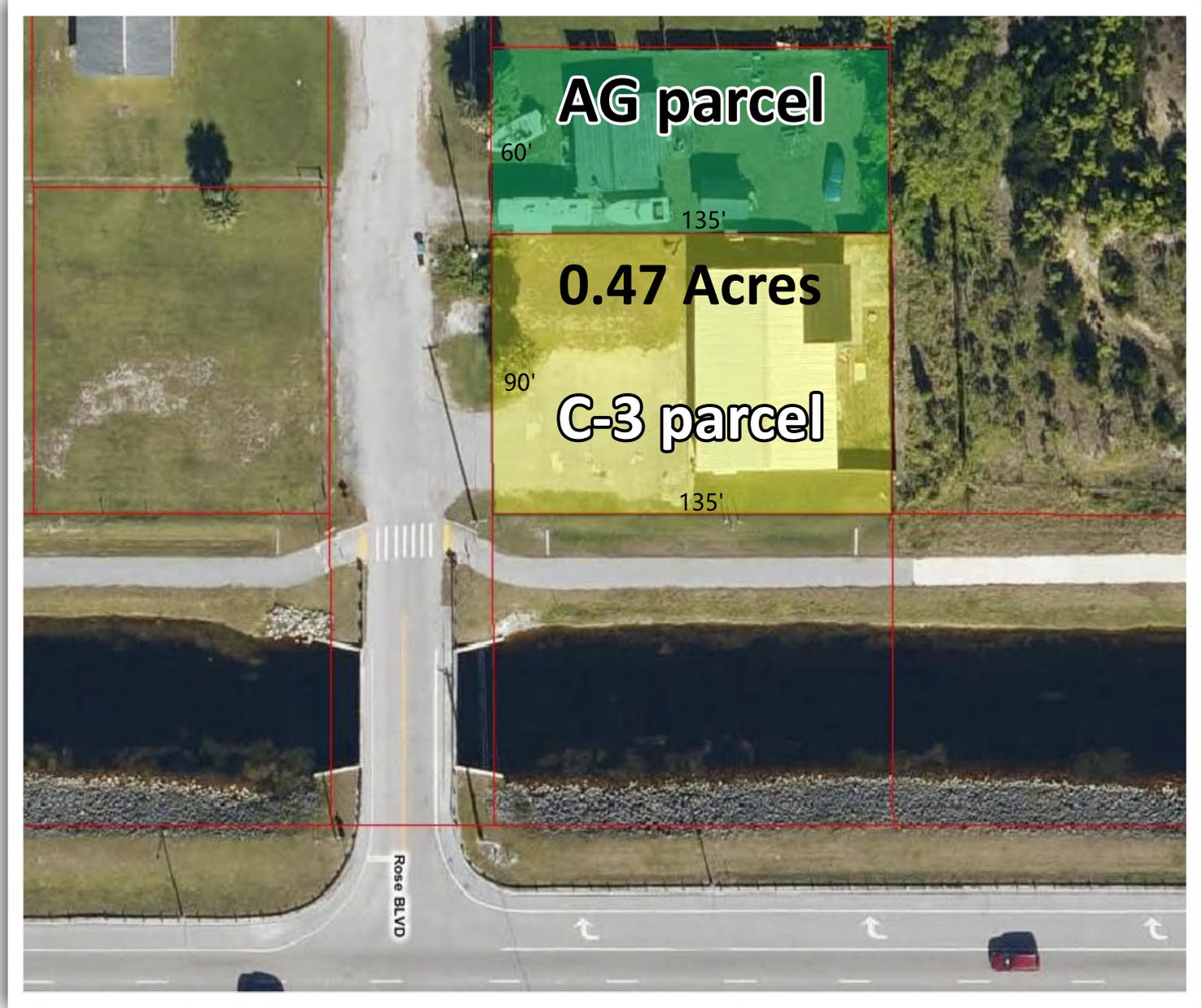
- 🏠 Price = \$1,800,000
- 🏠 Land Lease = \$120,000/YR
- 🏠 Impact Fee Credits = \$22,000+

- 🏠 Morning side traffic
- 🏠 Quick Ingress / Egress
- 🏠 Drive thru capabilities

Point of contact: Todd Sabin

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The information contained herein is deemed reliable but obtained from other sources. Broker makes no guarantee the information is accurate and those who rely on this information shall do their own due diligence. The property owner reserves the right to withdraw or modify terms at any time.

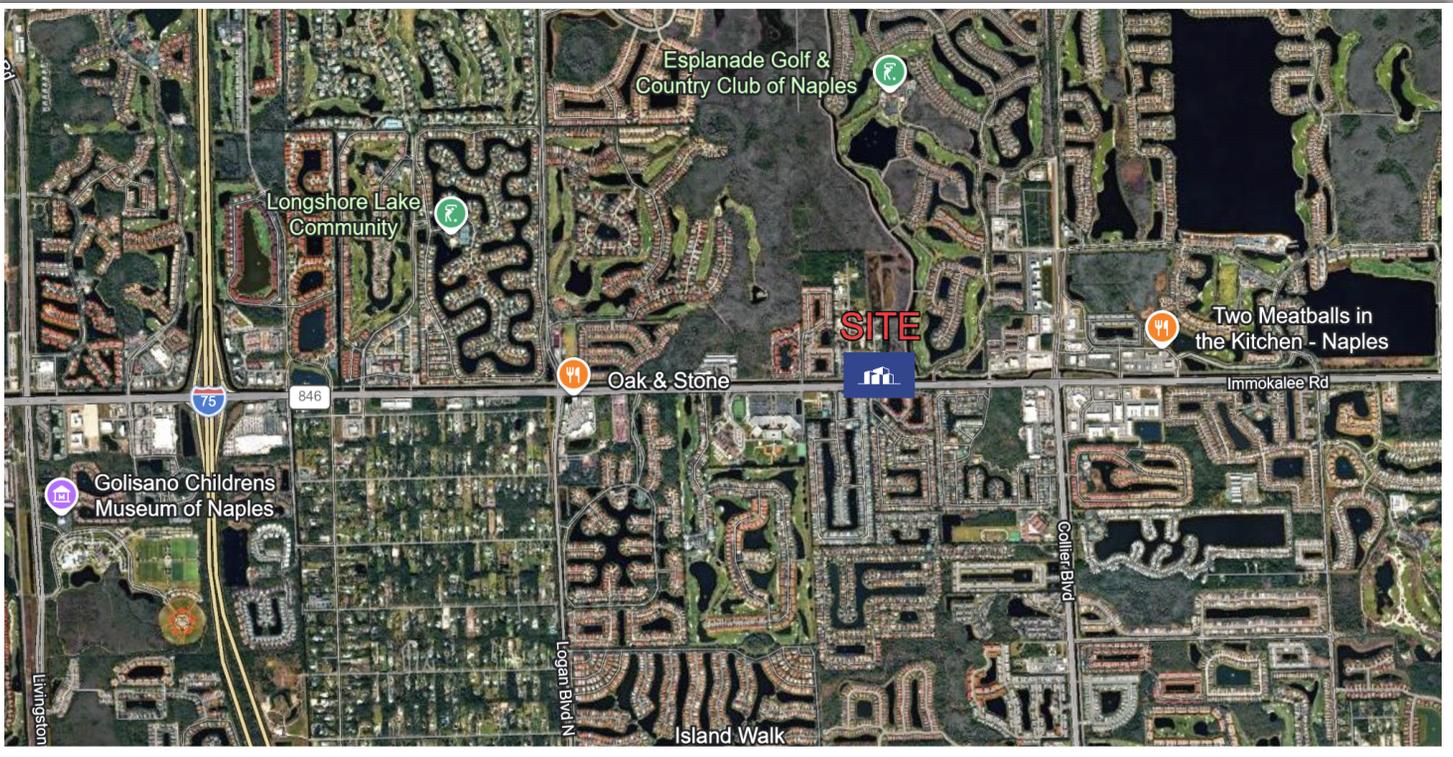
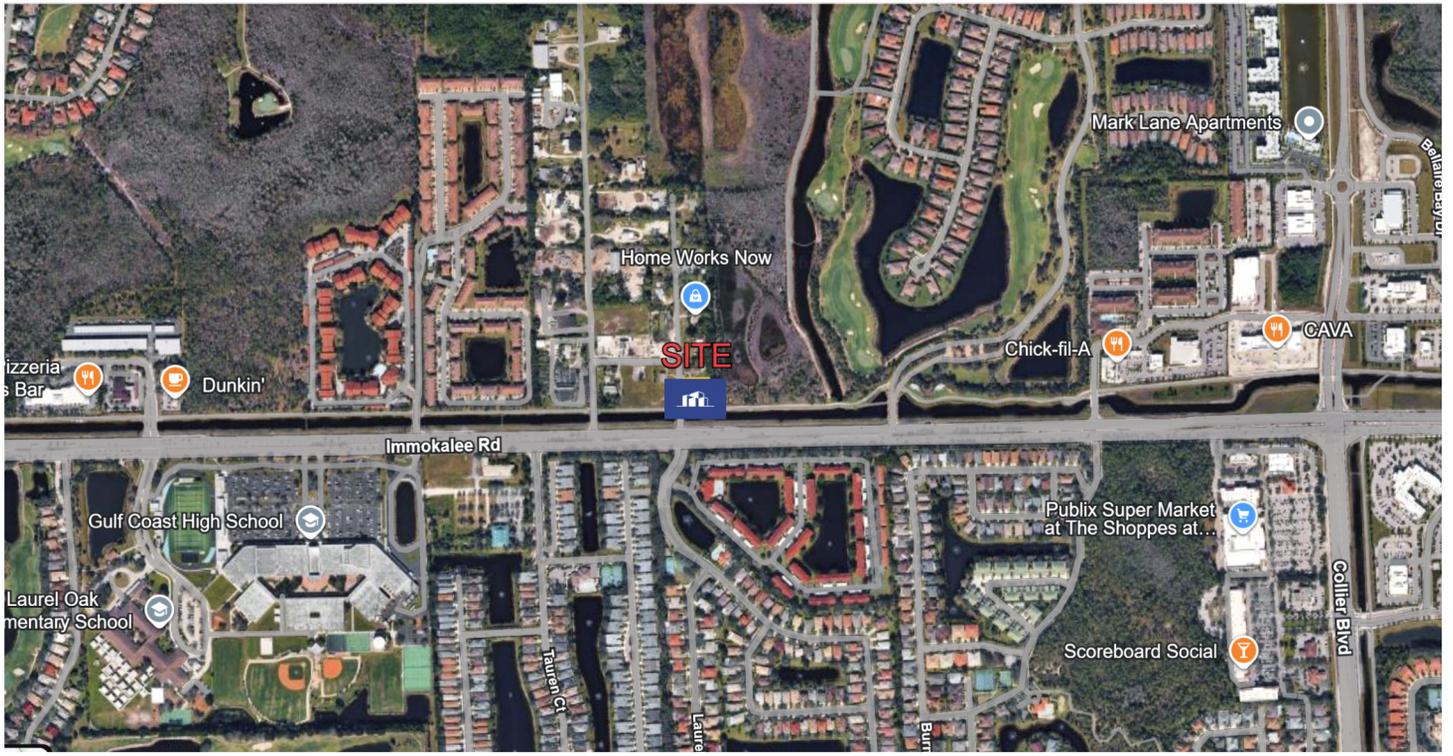


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