

DOWNTOWN CAPE CORAL OFFICE/INDUSTRIAL

1518 SE 46th Ln | Cape Coral, FL 33904

Office/Industrial Building for Sale



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



MARKET ADJUSTED PRICE



\$895,000
PRICE



3,600 SF
BUILDING SIZE

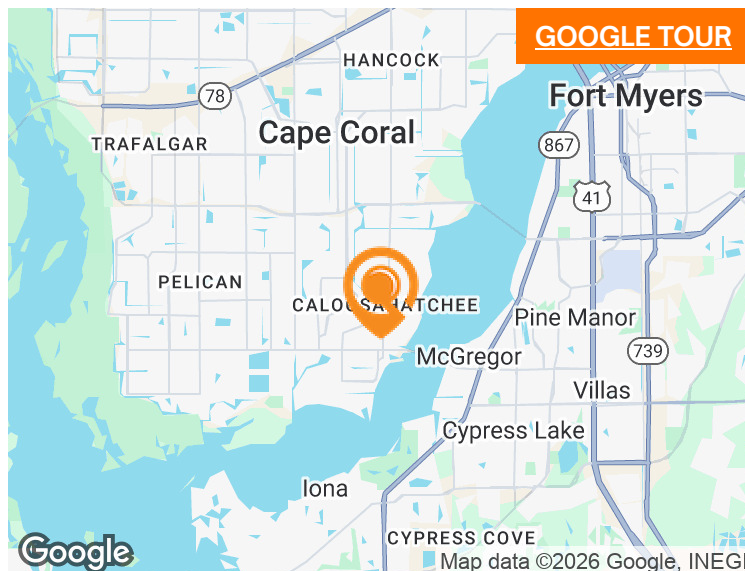


6,250 SF
LOT SIZE



1974/2024
BUILT/RENOVATED

- 3,600 SF vacant, owner-user office/industrial unit for sale in downtown Cape Coral, FL
- Owner is extremely motivated
- Lobby, 5 offices, showroom, production area & garage with overhead door
- Easy access to two of the city's busiest commercial corridors, Del Prado Blvd (42,500 AADT) and Cape Coral Parkway (36,000 AADT)
- Recently renovated with a new roof in 2024
- 4 commercial HVAC units all of which are 5 years or less
- Three-phase power for heavy electrical capacity and diverse commercial uses
- Asphalt parking for 8 cars and on street parking
- No flooding during Hurricane Ian



PROPERTIES.LQCRE.COM/DEL-PRADO-CBD-SALE



TOTAL POPULATION
181,918



EMPLOYEES
73,993



AVERAGE HH INCOME
\$109,836



1614 Colonial Blvd #101
Fort Myers, FL 33907
LQCRE.COM

Stephanie Pineda
Associate
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Bruce Micciche, CCIM
Broker of Record
D: 239.333.2518
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brucem@lqcre.com

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

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