

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



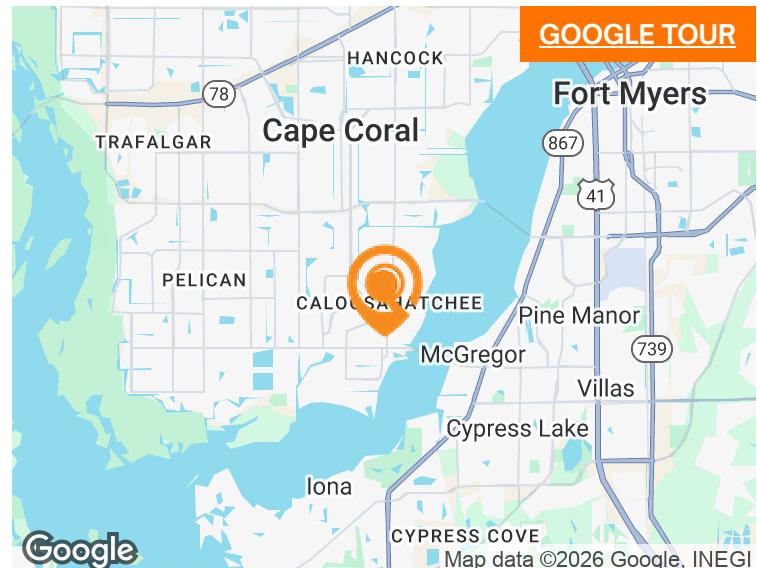
6,250 SF
LOT SIZE



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



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1614 Colonial Blvd #101
Fort Myers, FL 33907
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Broker of Record
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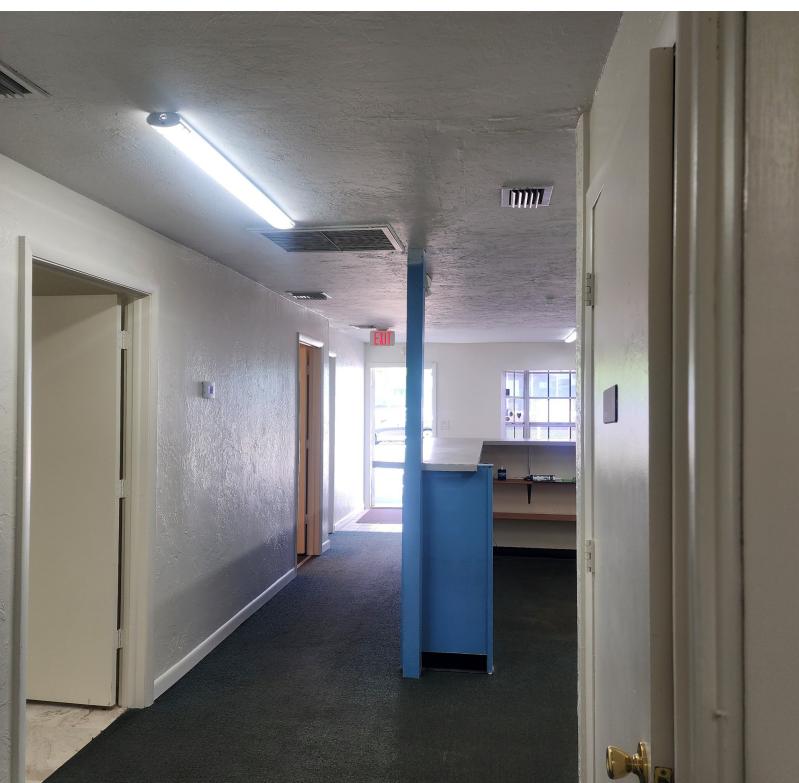
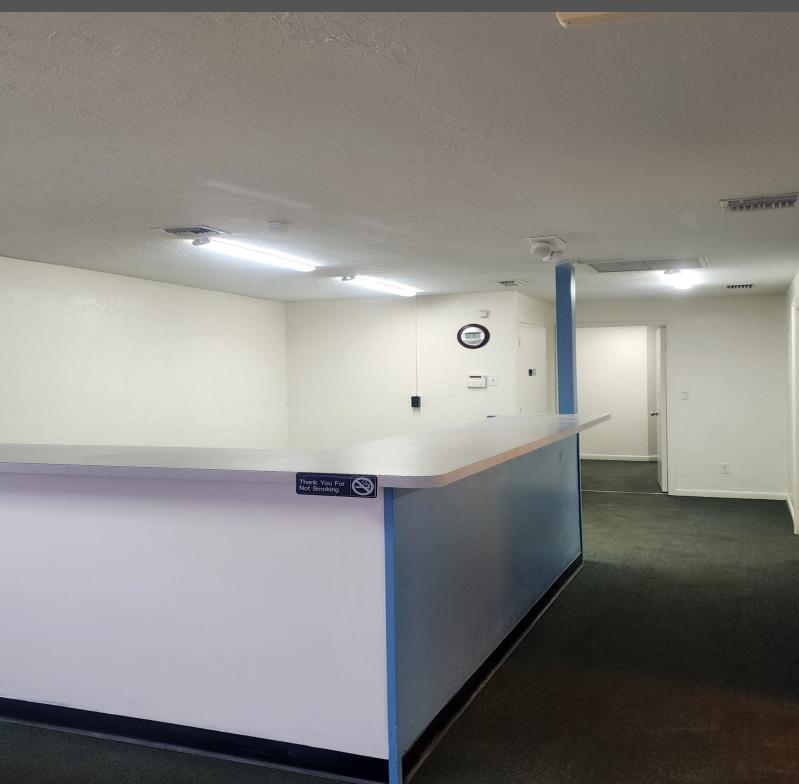
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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

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