



PRICE  
\$2,211,680

CAP  
6.25%

# Kindness Animal Hospital

715 CAPE CORAL PARKWAY W | CAPE CORAL, FLORIDA 33914



## MARKET-RESILIENT TENANT

Veterinary services are needs-based and remain in demand through broader market cycles, especially for pet care where customers rely on specialized providers.



## LONG-TERM NET LEASE WITH ATTRACTIVE ANNUAL INCREASES

The property is subject to a long-term net lease, providing investors with passive ownership and built-in NOI growth through favorable 3% annual rent increases.

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