

INVESTMENT / OWNER-OCCUPANT

6,000 SF INDUSTRIAL WAREHOUSE BUILDING

3209 VAN BUREN AVENUE, NAPLES, FL 34112



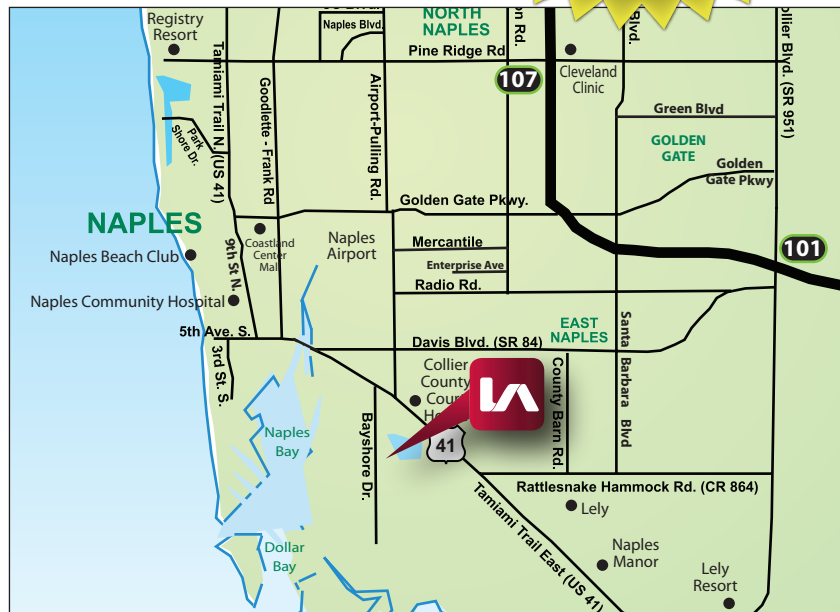
COMMERCIAL REAL ESTATE SERVICES



- **BUILDING SIZE:** 6,000 SF
- **LAND SIZE:** 0.40 AC
- **PRICE:** \$3,200,000

PROPERTY FEATURES

- New 800 SF Office with Mezzanine Storage, Epoxy Floor, New Restrooms, Kitchen in Office, New Blacktop, Gravel Parking in Back, New Landscaping, New Electrical, & Painting Building Exterior
- 16' Clear Height
- Three (3) Drive-In Doors
- Gravel Parking Behind Building
- Ample Parking
- Zoned C-5 (Commercial)
- **Tenant Occupying Rear Unit (3,000 SF) Annual Income of \$60,000 (3% annual increases) in Rent Plus Tenant Pays 50% of Electric & Water Usage for the Building, Taxes, & Insurance**



Please Contact:

Brock Rasmussen
Principal

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7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com



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