

REALTOR Report

Commercial REALTOR Report



ML# 224099386

General Information

List Price: \$4,000.00 / Asking Price
Lease Rate: \$4,000.00 / Monthly Net
MLS#: 224099386
Address: 1105 SE 12TH AVE #D
 CAPE CORAL, FL 33990

Status: Active (12/07/24)

GEO Area: CC14 - Cape Coral Unit 16,18,22-24

County: Lee
Property ID: [19-44-24-C1-10000.00D0](#)
Year Built: 2022

Property Class: Commercial
DOM: 0
CDOM: 0

Acres: 0.0456
Frontage: 100
Depth: 100

Property Use: Vacant/Owner-User
Transaction Type: New Lease
Commercial Type: Commercial Only

Subject Prop. Sqft: 2,120
Min. Subject Sqft: 2,120
Max. Subject Sqft: 2,120
Total Bldg Sqft: 10,000

Tax Year: 2023
Tax Amount: \$3,268
Business Est:

Business Name:
Property Type: Industrial: Condominium, Industrial: Flex Space, Industrial: Self/Mini-Storage Facility, Industrial: Warehouse

Virtual Tour URL:

Legal Desc: THE VAULTS I OF CAPE CORAL AS DESC IN INSTRUMENT 2022000325826 UNIT D
Listing Broker: [Cre8tive Realty Inc](#)

Recent: **12/07/2024 : New Listing**

Detailed Property Information

ML# 224099386

Property Information: New roof 2021, ext paint 2024, paving 2024, closed cell spray foam insulated 2024, electrical, 12' x 12' insulated over head door, ext security & lights. This unit offered as a perfect Man Cave garage for storage, commercial industrial and many others. Compressor stays for tenant use of air lines and had 3 Phase power. Rent is \$4,000 all inclusive and tenant pays its own electricity and WiFi/Internet. Requires first, last & security deposit.

Location Desc.: Centrally located in the heart of Cape Coral easily traveling in any direction.

Highlights: New roof 2021, ext paint 2024, paving 2024, insulated 2024, electrical, 12' x 12' insulated over head door, ext security. This unit offered as a perfect man cave garage for storage, commercial industrial and many others. Compressor stays for tenant use of air lines. Rent is \$4,000 all inclusive and tenant pays its own electricity and WiFi/Internet. Requires first, last & security deposit.

Heating: Yes

Cooling: Yes
Cooling Remarks: 2 mini splits HVAC

Heating Remarks:

Open Parking Spaces: 2

Covered Parking Spaces: 6

Waterfront: No

Spaces/Units: 1

Acres: 0.046

Conf. Agreement Req'd: No

Sale Includes: Other See Remarks

Amenities: NOT IN A FLOOD ZONE, 17' ceilings, compressor with air lines, 12x12 OH, 3 phase, 120 sq ft office.

Utilities Available: 3-Phase Electric, Electric, Sewer, Water

Additional Information

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Rail:
of Bays: 1
of Dock High Doors:
of Grade Level Doors: 1
of Loading Doors:
Of Truck Wells:
Loading Dock Height:

Min Clear Ceiling Height: 17
Fire Sprinklers: No
Elevators:
Power: 3 phase
Fenced Yard: No
Traffic Count:
Load/Loss Factor %:

Annual Assn Fee:

Tenant Information

ML# 224099386

Name	Sqft	Lease End Date	Name	Sqft	Lease End Date
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Office Information

ML# 224099386

Office Code: FCR8	Agent ID: 3218044
Office Name: Cre8tive Realty Inc	Agent Name: Kevin Cloutier
Office Address: 1751 Seafan Circle North Fort Myers FL, 33903	Agent Phone: 239-246-6639
Office Ph: 239-246-6639	Agent Fax:
Office Fax:	Agent Email: kcloutier9@gmail.com
Board: Florida Gulf Coast	Attribution Contact:

Co-List Office Code: FCR8	Co-List Agent ID: F3318882
Co-List Office Name: Cre8tive Realty Inc	Co-List Agent Name: Angie Cloutier
	Co-List Agent Phone: 239-246-6437
	Co-List Agent Fax:
	Co-List Agent Email: Cre8tiveRealtors@gmail.com

Settlement Agent Information

Name: Cre8tive Realty Inc
Address: 1105 SE 12th Ave Cape Coral, FL 33990
Phone: 239-246-6639
Email: thevaultskevin@gmail.com

Listing Information

ML# 224099386

Owner Name: T & S Invest Llc & Vaults I Of Cape Coral Llc	Appointment Req.: Yes
Auction: No	Appointment Phone: 239-246-6639
Foreclosed (REO): No	Target Marketing: Yes
Potential Short Sale: No	Listing on Internet: Yes
Joint Agency: No	Address on Internet: Yes
	Blogging: No
	AVM: No
Listing Date: 12/07/24	Contract Closing Date:
Date Expiration: 12/31/25	
Source Of Measurements: Condo Documents	
Internet Sites: Broker Reciprocity, Homes.com, ListHub, NaplesArea.com, Realtor.com	
Showing Inst.: 24 Hour Notice, Call Listing Agent, Email Listing Agent, Listing Office Accompany, Sign on Property, Vacant	
Listing Type: Exclusive Right to Lease	

Confidential Information

ML# 224099386

Application Fee \$125, Listing Agent to accompany all showings. Kevin Cloutier 239-246-6639 cell/text. Listing Agent has ownership interest.

Driving Directions

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1105 SE 12th Ave, Unit D. Cape Coral, FL 33990

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