

FOR SALE OR LEASE



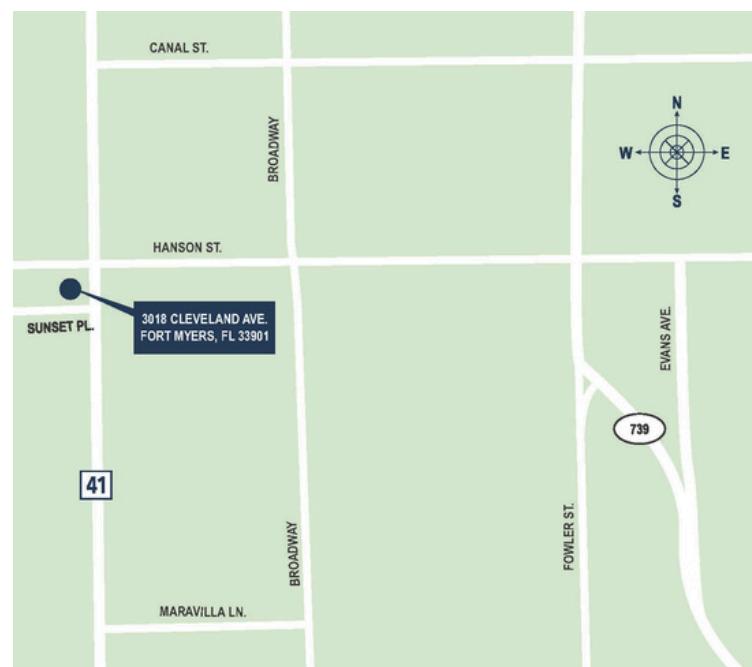
FREE-STANDING BUILDING

3018 Cleveland Avenue
Fort Myers, FL 33901

SALE PRICE: \$550,000
LEASE RATE: \$50,000 / year

- $1,389\pm$ SF Building with additional $1,175\pm$ SF Covered Parking
- Zoning: Commercial Intensive (City of Fort Myers). Permitted uses include:

Bank	Car Wash, full or self service	Convenience Store
Laundromat, dry cleaning	Light Manufacturing	Medical and professional office
Pharmacy	Restaurant/ food service	Vehicle service and repair
Vehicle Sales	Warehousing	Pawnshop



Matthew W. Stepan, CCIM
Commercial Advisor



W.T. Pearson
Broker Associate

(239) 992-1200

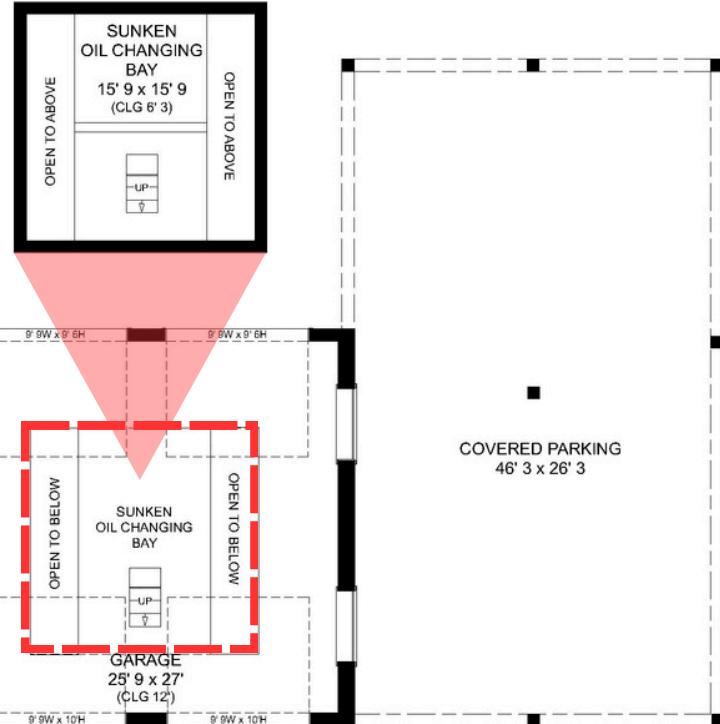


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1,389± SF Building:

- 316± SF Office & Storage
- 1,073± SF Garage
 - 4 Overhead Doors
 - 2 Oil Change Bays
- Additional 1,175± SF Covered Parking



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