



Trans Commercial
Real Estate Services LLC

BONITA SPRINGS PROPERTY OFFERING \$299,500

26095 Imperial Harbor Blvd. Bonita Springs, FL 34135



INTRODUCTION

OWNER OF RECORD: Bonita Springs Utilities, Inc

ADDRESS: 26095 Imperial Harbor Boulevard, Bonita Springs, FL 34135

TAX ID: 27-47-25-B2-00106.0010

LEGAL DESCRIPTION: Lot 1, Block 6, Imperial Harbor Unit 1, Plat Book 11, Page 57
SITE AREA: 27,925± square feet / 0.64± acres according to Lee County public records
IMPROVEMENTS: 1978-built, 1,200 sf office/warehouse building and a 1978-built, water storage tank according to Lee County public records
ZONING / FUTURE LAND USE: MH-1 / Medium Density Residential

SITE CHARACTERISTICS

LOCATION / ACCESS / EXPOSURE:

The property is located in Bonita Springs, in southwestern Lee County between Estero and North Naples. The parcel fronts on the northeast corner of the intersection of Imperial Harbor Blvd (local, 2-lanes, paved) and Pueblo Bonito Blvd (local, 2-lanes, paved), just west of Old 41 Road (Collector, 4-lanes, paved, divided), with average exposure to traffic passing by the parcel. Vehicular access to the subject property is currently gained from the Pueblo Bonito Blvd. There is currently no driveway cut on Imperial Harbor Blvd.

SIZE (SITE AREA)/SHAPE:

Frontage (ft) 232± along Imperial Harbor Blvd

Depth (ft) 110±

Site Area (sq. ft.) 27,925±

Site Area (acres) 0.64±

Shape Rectangular

The above information was obtained from Lee County records. As no survey was provided, this fact sheet assumes that the site area is accurate.

PHYSICAL FEATURES (TOPOGRAPHY, ELEVATION, ETC.):

The subject parcel is generally cleared, graded and appears to be level with the crown of the surrounding roads. Drainage on the subject property appears to be adequate.

The subject property is served by the following utilities:

Telephone: CenturyLink and Comcast

Electricity: Florida Power & Light

Water: City of Bonita Springs Utilities

Sewer: City of Bonita Springs Utilities

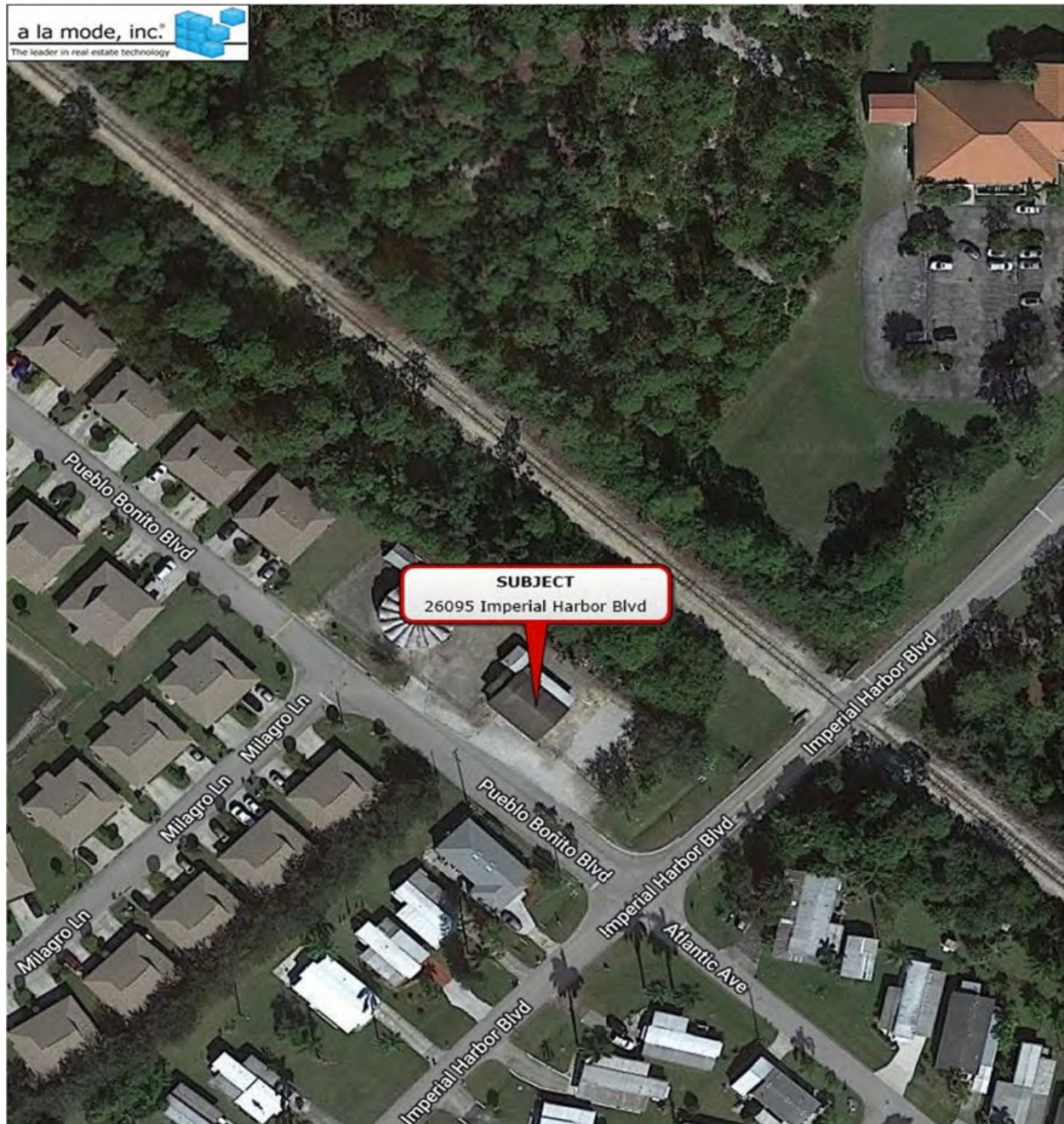
Natural Gas None

Multimedia: CenturyLink and Comcast

FLOOD ZONE:

The subject property is located within Flood Zone AE as found on Flood Map Panel ID #12071C0656G, dated 17 November 2022. Properties located within this area are typically required to have flood insurance under most financing situations. The subject property is not located within a FEMA FIRM Floodway.

EASEMENTS, ENCROACHMENTS, ETC.:
No survey was provided to Broker.





ZONING:

The subject property is zoned MH-1 under the zoning ordinances of the City of Bonita Springs.

Governing Body City of Bonita Springs

Zoning Code MH-1

Minimum Lot Size (sq. ft.) 7,500

Minimum Front Feet 75

Setback from arterial road (feet) 7.5

Maximum Building Height (feet) 35

Maximum Lot Coverage Ratio 40%

Per the Land Development Code:

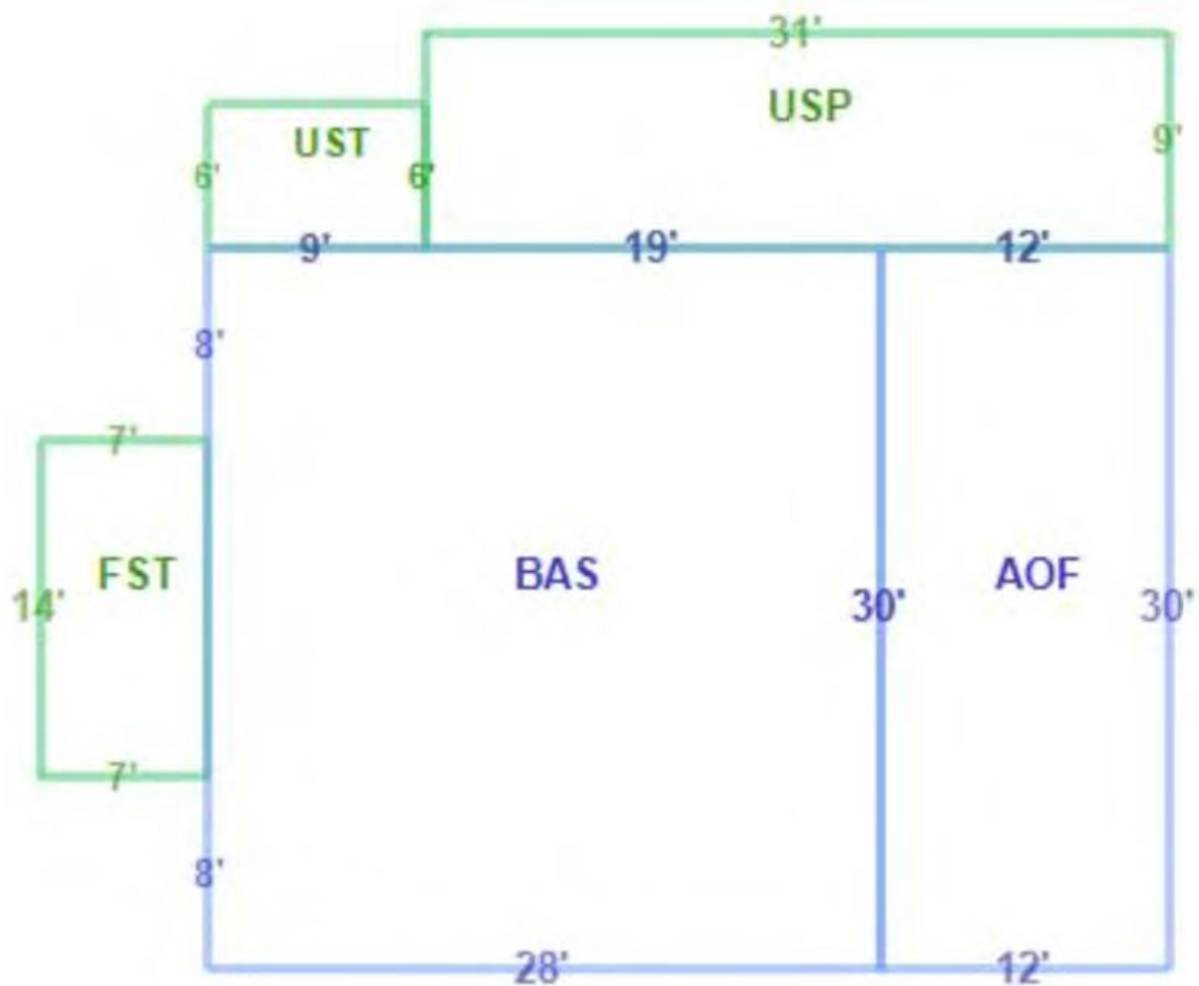
The purpose and intent of the MH-1 and MH-2 mobile home residential districts is to accommodate the housing needs of those residents who prefer mobile home living and of those who desire an alternative to conventional dwellings, and to provide for properly located, equipped and designed mobile home residential developments within the future urban areas.

FUTURE LAND USE:

The subject property is designated Medium Density Residential under the City of Bonita Springs Comprehensive Land Use Plan.

Governing Body City of Bonita Springs

IMPROVEMENT SKETCH



IMPROVEMENT CHARACTERISTICS

GENERAL DESCRIPTION:

The subject improvements consist of a one-story, average quality office/warehouse building constructed in 1978 and an average quality, water storage tank constructed in 1978. Currently, the property is owner-occupied.

The property was previously utilized as a water plant but was decommissioned by Bonita Springs Utilities, Inc. in 1998. Since this time, the property has been utilized by the owner as an office/storage facility. The following description of the improvements is based upon a detailed on-site inspection conducted on 20 October 2023.

SIZE OF BUILDING:

The subject building contains 1,200 square feet of gross building area according to information provided by the Lee County Property Appraiser's office. Further, the water tank consists of approximately 1,772 square feet of gross building area.

EXTERIOR WALLS / FOUNDATION/ ROOF:

Office/Warehouse Building

The exterior walls appear to consist of 8" concrete masonry units with painted concrete stucco finish. The foundation appears to consist of a monolithically poured, steel-reinforced concrete slab with vapor barrier over compacted fill along with concrete stem-wall footings. Roofing consists of an asphalt shingle covering over wood-frame gable-style roof structure.

Water Storage Tank

The water storage tank is a concrete tank with painted concrete exterior walls and roof and concrete interior walls and flooring.

INTERIOR IMPROVEMENTS:

Interior finishes of the office/warehouse include tile and concrete flooring, painted drywall ceilings and interior walls, a kitchenette, ceiling fans, florescent lighting, a full bathroom, a screened porch, and an overhead door. The interior of the water storage tank features concrete flooring, florescent lighting, and an overhead door.

ELECTRICAL, PLUMBING, & A/C SYSTEM:

There appear to be adequate electrical, plumbing and air conditioning facilities throughout the building, which are assumed to be up to code. The subject features commercial grade water supply.

SITE IMPROVEMENTS: Site improvements include crushed shell/concrete parking areas, commercial grade water supply, site lighting, and chain-link fencing.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Conclusions excerpted from Phase I Environmental Survey dated February 23, 2024

AMRC concludes that based on the findings of this assessment and the site's present use (both on-site and in the surrounding areas), environmental concerns that would warrant further investigation **are not** present. These conclusions and recommendations are based on research of easily accessible public documents. Conclusions drawn by others from the results of this assessment should recognize the limitations of the methods used.

Broker Disclaimer

All the foregoing information was obtained from third parties and is therefore not guaranteed by Trans Commercial Real Estate Services LLC or any of its owners, officers or employees. Prospective Buyers are strongly encouraged to conduct their own investigation and verify all the information provided herein.



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