



Investment  
Properties  
Corporation

# FOR SALE - FORMER TIRE SHOP

📍 12245 Collier Boulevard, Naples, FL 34116

## FREE STANDING BUILDING



Former photo of tire shop

Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://www.ipcnaples.com)

*Licensed Real Estate Broker*

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The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



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- PRICE:** \$1,950,000
- SIZE:** 3,003 SF + 1,136 SF loft = 4,136 total square feet  
600 SF (20' X 30') [REDACTED]  
Showroom with 2 restrooms and 1 with shower  
Additional restroom in warehouse
- LOT SIZE:** .46 acres / 100' X 200'
- ZONING:** C-4
- YEAR BUILT:** 2004
- FLOOD ZONE:** X500
- CENTER HEIGHT:** 19'
- GARAGE DOORS:** 3 - 14'H X 14'L electric (front)  
1 - 14'H X 16'L electric (rear)
- PARKING:** 18 spaces
- RE TAXES:** \$8,455.86  
<sup>2025</sup>
- OTHER:** Monument signage on Collier Boulevard, turn in lane headed south onto Collier Boulevard, NEW roof 2022,  
NEW HVAC 2026, new exterior fence in front, back gate, two water systems (city & well), sprinklered with fire  
suppression system, fire hydrant on site

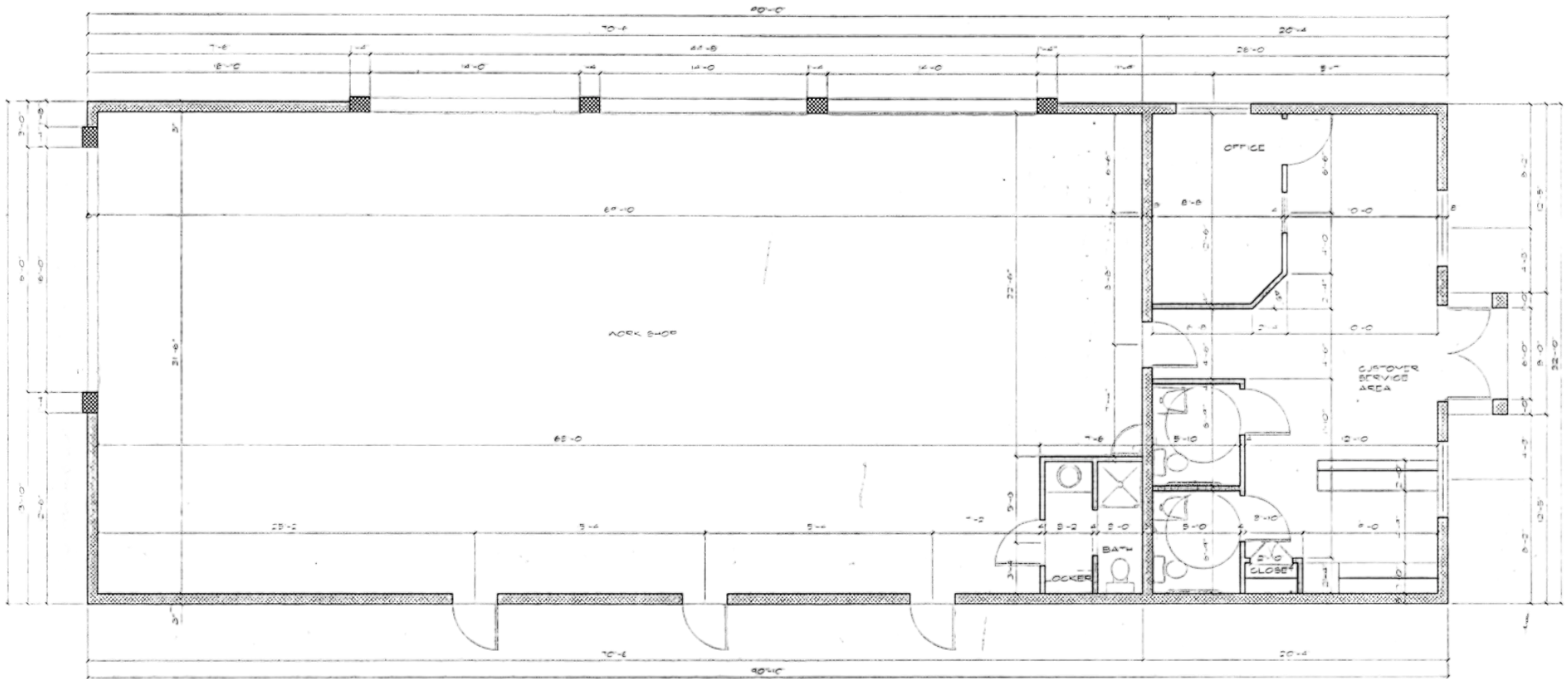


## FREE STANDING INDUSTRIAL BUILDING

Former tire shop available with excellent visibility and prominent signage on busy Collier Boulevard. Zoned C-4 this property is ideal for automotive, service, retail, or light industrial users seeking a turnkey property with strong exposure and functional improvements already in place.



FLOOR PLAN

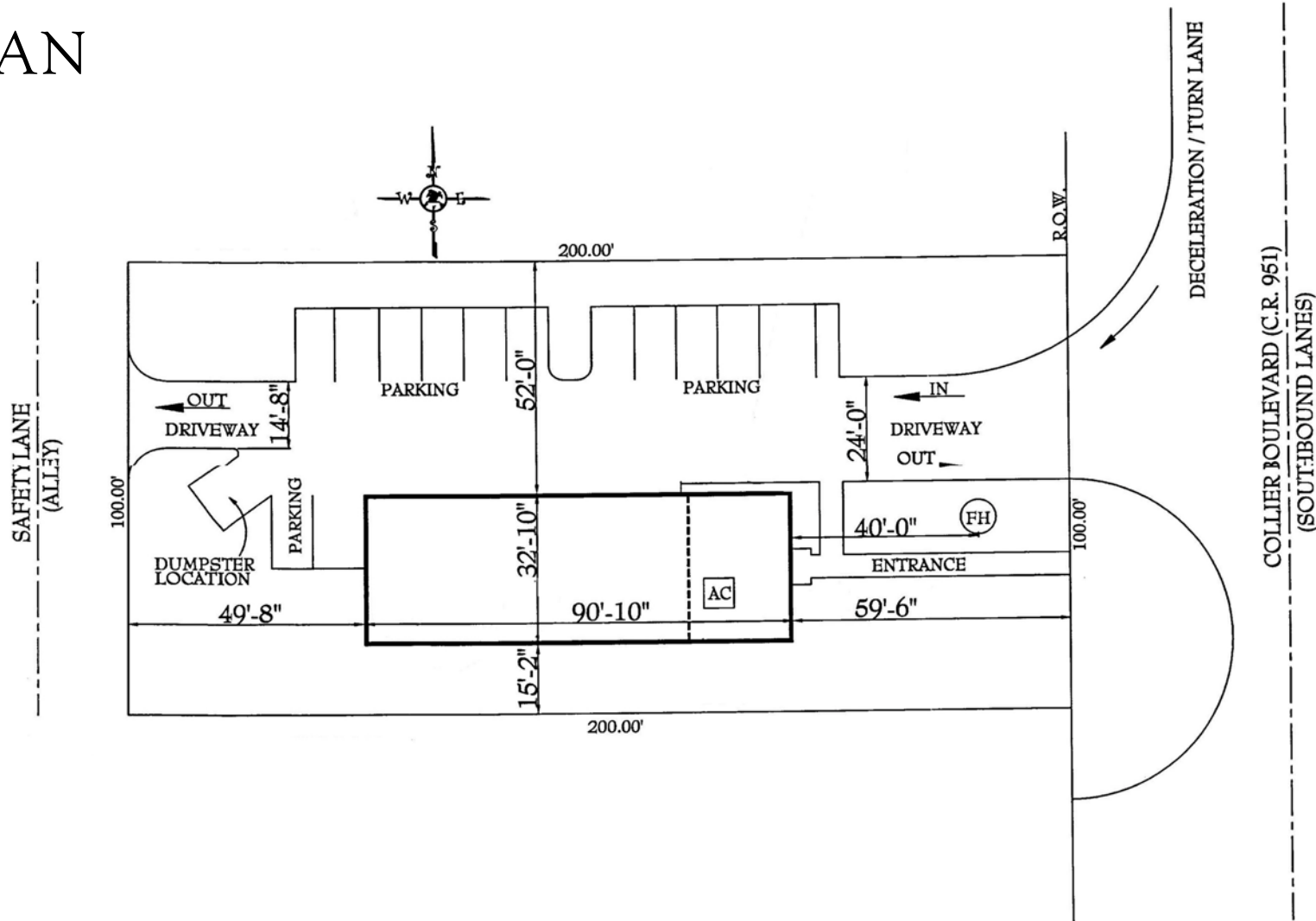


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## SITE PLAN



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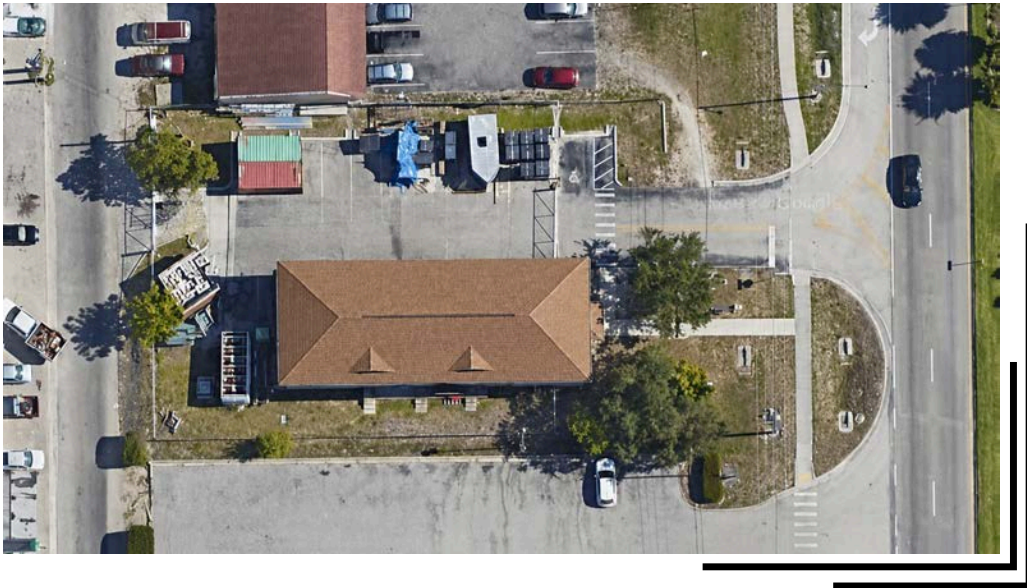
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Accounting  
Adjustment and collection services  
Advertising agencies  
Advertising  
Agricultural services  
Amusement and recreation services, indoor  
Amusement and recreation services, outdoor  
Ancillary plants  
Animal specialty services, except veterinary  
Apparel and accessory stores  
Architectural services  
Auditing  
Auto and home supply stores  
Automobile Parking, automobile parking garages and parking structures  
Automotive services  
Automotive vehicle and equipment dealers (new vehicles only)  
Banks, credit Unions and trusts  
Barber shops (except for barber schools)  
Beauty shops (except for beauty schools)  
Bookkeeping services  
Bowling centers, indoor  
Building cleaning and maintenance services  
Business associations  
Business consulting services  
Business credit institutions  
Business services - miscellaneous  
Cable and other pay television services  
Carpet and upholstery cleaning  
Carwashes

Child day care services  
Churches  
Civic, social and fraternal associations  
Coin-operated laundries and dry cleaning  
Coin operated amusement devices, indoor  
Commercial art and graphic design  
Commercial photography  
Commercial printing (excluding newspapers)  
Computer programming, data processing and other services  
Computer and computer software stores  
Credit reporting services  
Dance studios, schools and halls, indoor  
Detective, guard and armored car service  
Department stores  
Direct mail advertising services  
Disinfecting and pest control services  
Dry cleaning plants  
Drug stores  
Eating and drinking establishments  
Educational plants.  
Educational services  
Electrical and electronic repair shops  
Engineering services  
Equipment rental and leasing  
Facilities support management services  
Federal and federally-sponsored credit agencies  
Food stores  
Funeral services



Garment pressing, and agents for laundries and dry cleaners  
 Gasoline service stations  
 General merchandise stores  
 Glass stores  
 Golf courses, public  
 Group care facilities  
 Hardware stores  
 Health services, miscellaneous  
 Health services, offices and clinics  
 Home furniture and furnishings stores  
 Home health care services  
 Hospitals  
 Hotels and motels when located within an activity center.  
 Household appliance stores  
 Insurance carriers, agents and brokers  
 Labor unions  
 Landscape architects, consulting and planning  
 Laundries and dry cleaning, coin operated -- self service  
 Laundries, family and commercial  
 Laundry and garment services, miscellaneous  
 Legal services  
 Libraries  
 Loan brokers  
 Management services  
 Marinas  
 Medical and dental laboratories  
 Medical equipment rental and leasing  
 Membership organizations, miscellaneous  
 Membership sports and recreation clubs, indoor  
 Mortgage bankers and loan correspondents

Motion picture theaters  
 Motorcycle dealers  
 Museums and art galleries  
 Musical instrument stores  
 News syndicates  
 Nursing and professional care facilities  
 Outdoor advertising services  
 Paint stores  
 Passenger car leasing & rental  
 Personal credit institutions  
 Personal services, miscellaneous  
 Personnel supply services  
 Photocopying and duplicating services  
 Photofinishing laboratories  
 Photographic studios, portrait  
 Physical fitness facilities  
 Political organizations  
 Professional membership organizations  
 Professional sports clubs and promoters, indoor  
 Public administration (groups)  
 Public or private parks and playgrounds  
 Public relations services  
 Radio, television and consumer electronics stores  
 Radio, television and publishers advertising  
 representatives  
 Radio and television broadcasting stations  
 Real Estate  
 Record and prerecorded tape stores  
 Religious organizations  
 Repair services



# C-4 ZONING PERMITTED USES

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- Research, development and testing services
- Retail - miscellaneous
- Retail nurseries, lawn and garden supply stores
- Reupholstery and furniture repair
- Secretarial and court reporting services
- Security and commodity brokers, dealer, exchanges and services
- Security systems services
- Shoe repair shops and shoeshine parlors
- Social services, individual and family
- Surveying services
- Tax return preparation services
- Telegraph, Telephone and other message communications including communications towers up to specified height
- Theatrical producers and miscellaneous theatrical services
- Travel agencies
- United State Postal Service
- Veterinary services
- Videotape rental
- Vocational schools
- Wallpaper stores
- Watch, clock and jewelry repair



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Maps**