

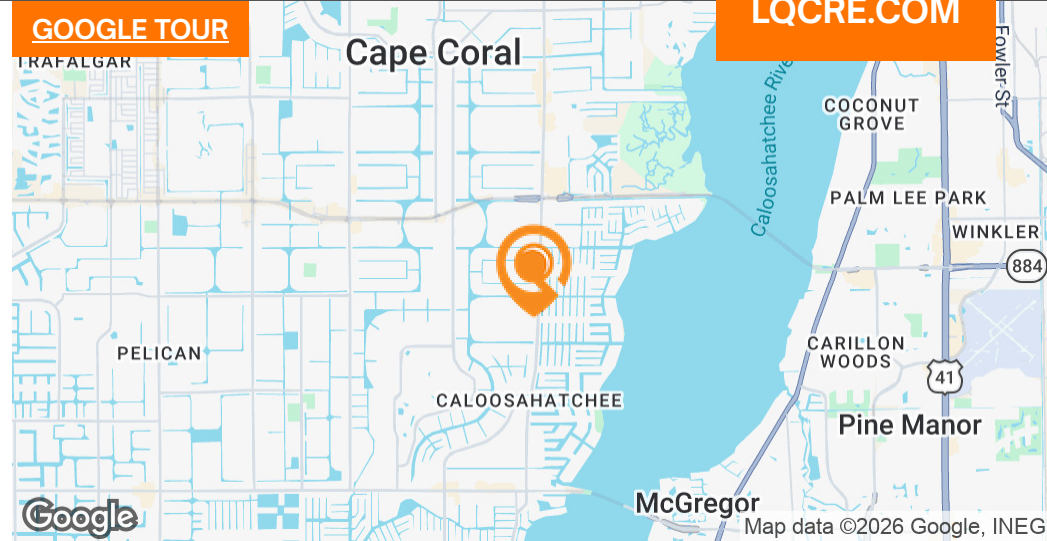
TURNKEY PROFESSIONAL BUILDING | CAPE CORAL

3405 SE 15th Place | Cape Coral, FL 33990
Professional Building For Sale



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



\$530,000
PRICE



1,954
SIZE



FLEXIBLE C/CP
ZONING



1978 / 2021
BUILT / REN

- Del Prado Blvd visibility with 42,500 AADT; exceptional signage and drive-by exposure
- 1,954 SF turn-key commercial space available for immediate occupancy
- Roof replaced 2021; hurricane impact windows, minimal near-term capital expenditure
- Fully built-out with 4 ADA restrooms, 4 private offices, kitchen, conference room, showroom & reception
- Private on-site parking with dedicated driveway access



5-MI TOTAL POPULATION
189,650



5-MI MEDIAN AGE
47.6



5-MI AVERAGE HH INCOME
\$107,444



5-MI # EMPLOYEES
77,950

PROPERTIES.LQCRE.COM/TURN-KEY-OFFICE-CAPE-CORAL



1614 Colonial Blvd #101
Fort Myers, FL 33907
LQCRE.COM

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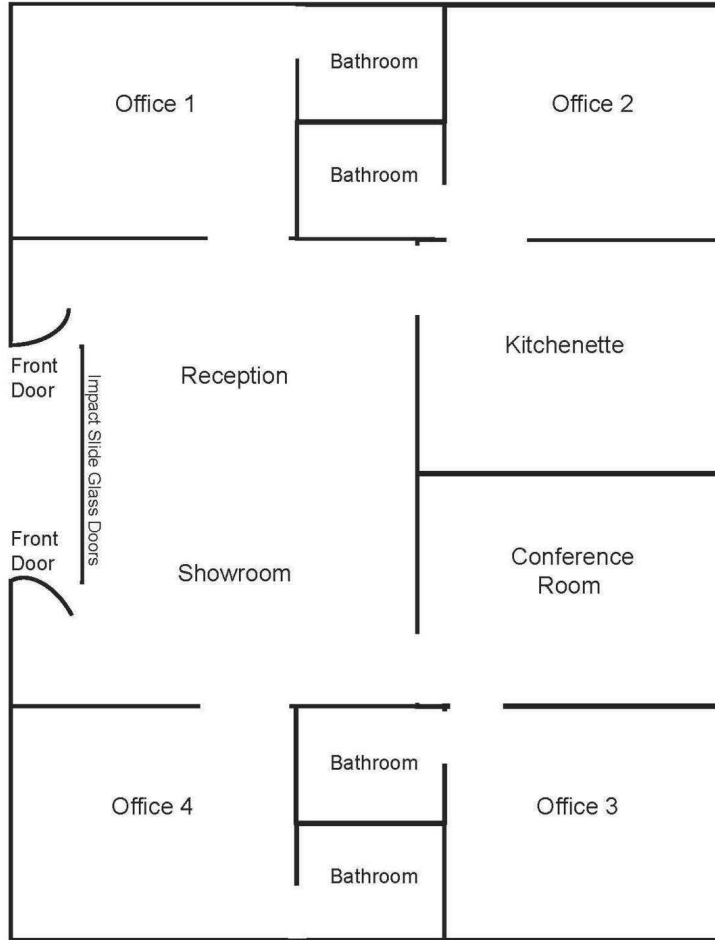
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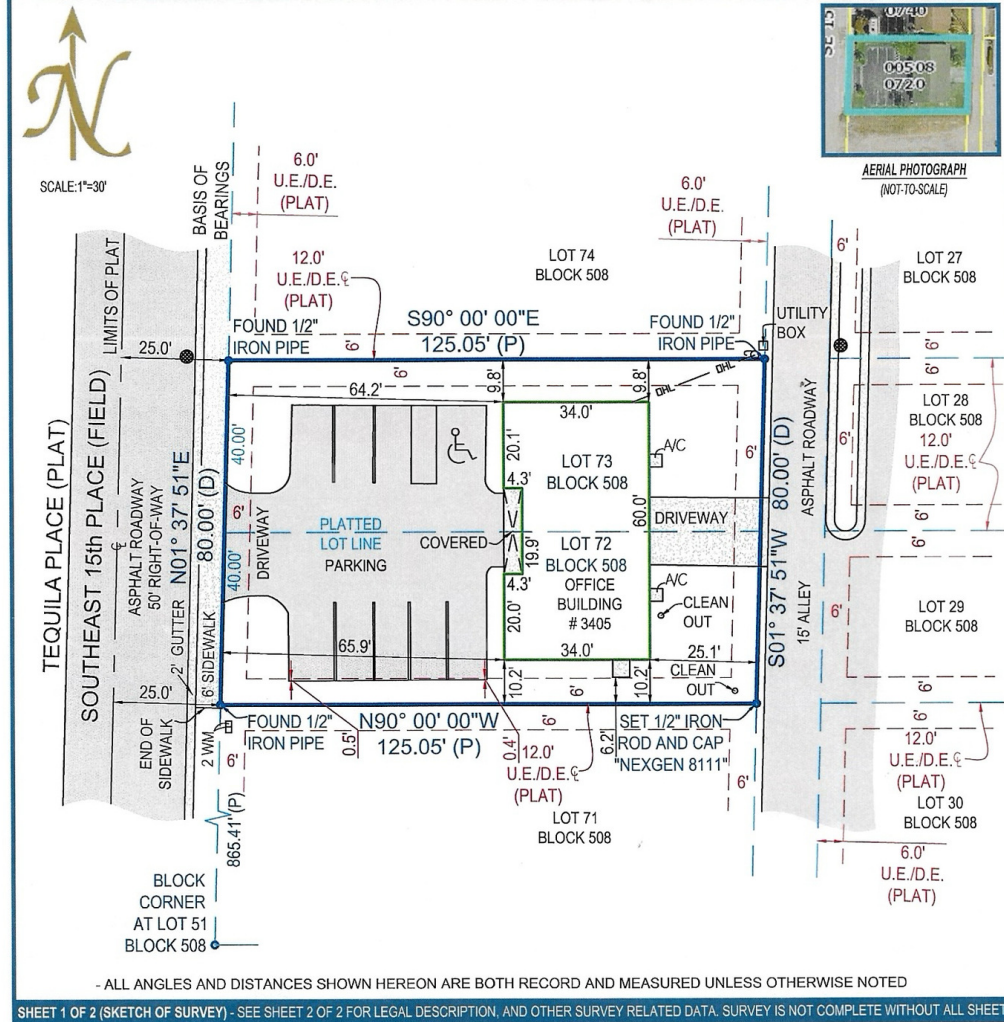
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Floor plan is approximate and is for general layout



3405 SOUTHEAST 15th PLACE, CAPE CORAL



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS



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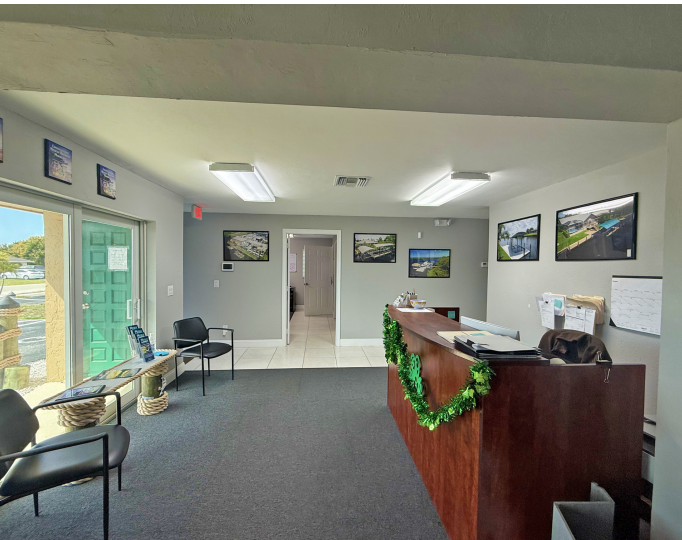
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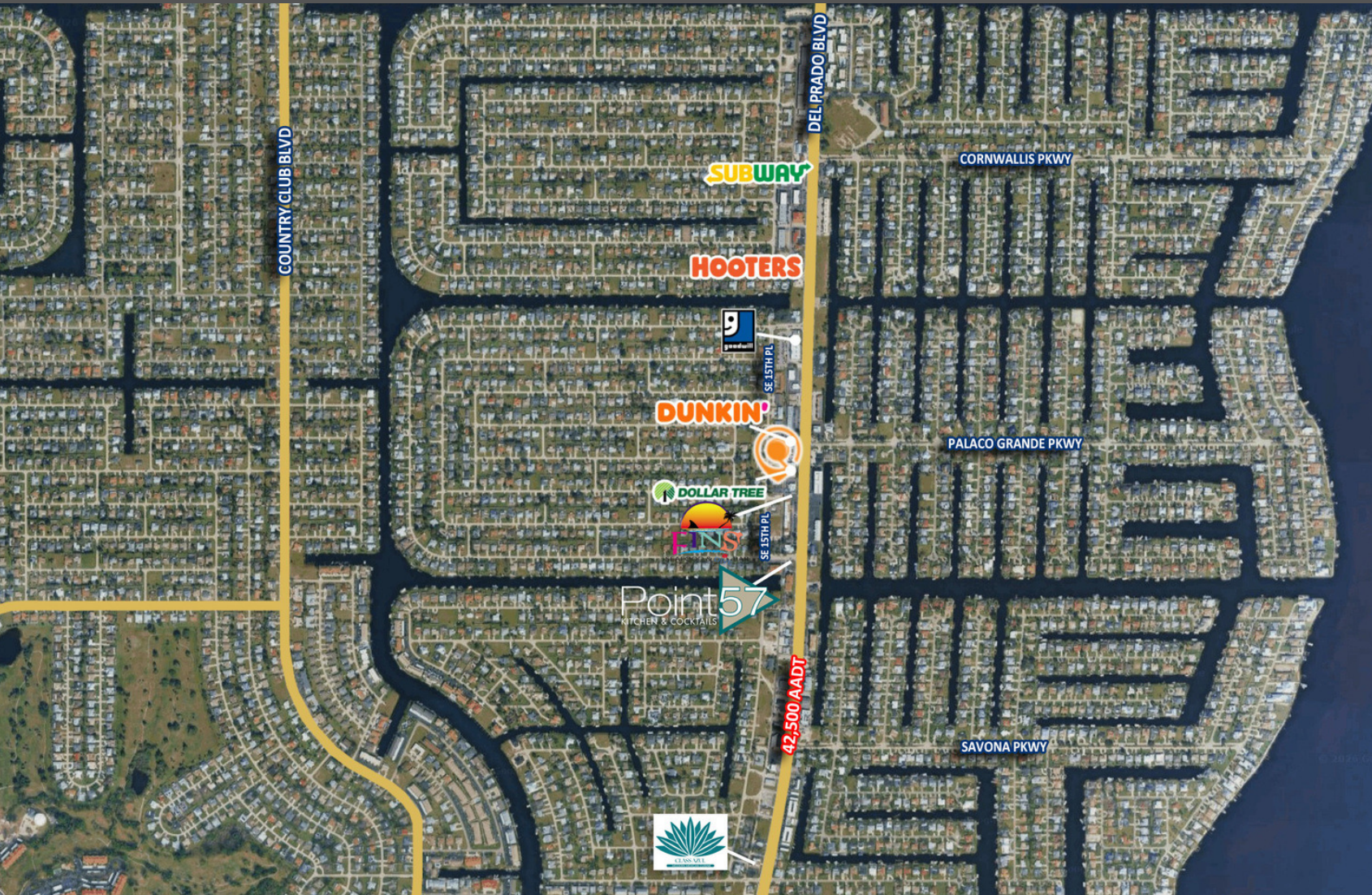
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