

MULTI-TENANT | 100% LEASED | VALUE ADD OPPORTUNITY HIGH VISIBILITY | MEDICAL OFFICE BUILDING

2534 SE SANTA BARBARA PL

CAPE CORAL, FL





Property	v Overview		
ADDRESS	2534 SE Santa Barbara PI. Cape Coral, FL 33904	% LEASED	100%
	\$2,500,000	- YEAR BUILT	2013
SALE PRICE		- STORIES	2
PRICE PER SQUARE FOOT	\$280,62		
	4.51%	ZONING	CG - Commercial General
CAP Rate		NUMBER OF TENANTS	3
SUBMARKET	Cape Coral	NUMBER OF UNITS	3
NNN LEASABLE AREA	8,909 SF		
		— PROPERTY TYPE	Professional Office Building
		STRAP NUMBERS	36-44-23-C1-00555.0210



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About the Building

Well maintained two story professional office building located in Cape Coral. The property is fully leased by multiple tenants, offering a stable income investment opportunity.



100% leased: Great mix of 3 professional/medical office tenants with leases in place.

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Excellent visibility directly on Veterans: Benefits from high traffic exposure and visibility.



Value add opportunity increase in revenue by adjusting leases to market as they renew.



Property Highlights

- Excellent visibility directly on Veterans: benefits from high traffic exposure
- Recent capital improvements: New roof and parking lot reseal and re-stripe
- Value add opportunity: Potential upside in revenue by adjusting leases as they renew
- Opportunity for value add by charging for full property square feet
- Great tenant mix: Professional and medical office
 users
- Well-maintained building
- 100% leased



Tenant Breakdown

Suite	SF	Lease End Date	Rate/SF Gross	Annual Income	Tenant	Escalations	Renewal Options
101	1,520	5/31/2026	\$19.10	\$23,534.18	Oral Facial & Implant Surgery	3%	One, five year option. Followed by, five, one year options.
201	1,935	5/31/2024	\$24.00	\$47,252.70	NPS Consulting	3%	One, five year option.
202	3,500	5/31/2031	\$24.86	\$87,010.00	Leticia Acosta	3%	One, five year option.

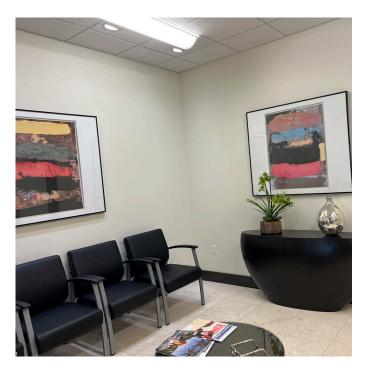
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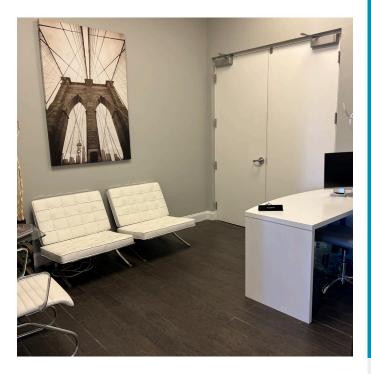
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Financial Breakdown

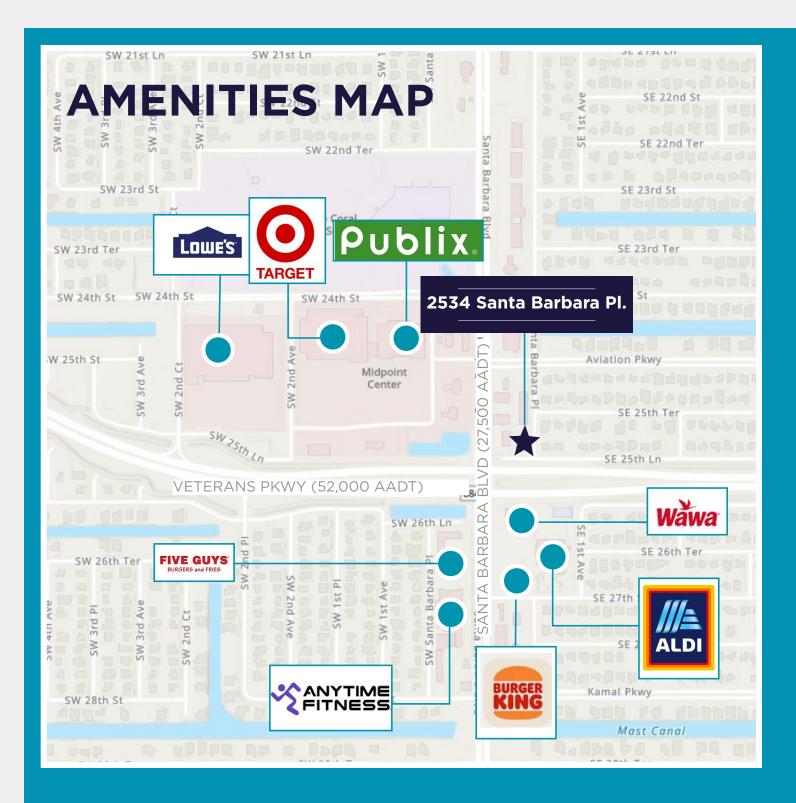
OPERATING EXPENSES	2024
Rental Income	\$163,796.88
Property Tax	(\$27,128.06)
Insurance	(\$17,382)
Total Repairs/Maintenance	(\$4,829)
Total Landscaping	(\$1,800)
Total Operating Expenses	(\$51,139.82)
Net Operating Income	\$112,657.06

• NOTE - Seller has +/- One Million Dollar assumable loan with a below market interest rate of 3.15%









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