



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

2534 SE SANTA BARBARA PL

CAPE CORAL, FL



FOR SALE

\$2,500,000

CAPE CORAL, FL



Property Overview

ADDRESS	2534 SE Santa Barbara Pl. Cape Coral, FL 33904
SALE PRICE	\$2,500,000
PRICE PER SQUARE FOOT	\$280,62
CAP Rate	4.51%
SUBMARKET	Cape Coral
NNN LEASABLE AREA	8,909 SF

% LEASED	100%
YEAR BUILT	2013
STORIES	2
ZONING	CG - Commercial General
NUMBER OF TENANTS	3
NUMBER OF UNITS	3
PROPERTY TYPE	Professional Office Building
STRAP NUMBERS	36-44-23-C1-00555.0210



Shawn Stoneburner

Senior Director

+1 239 489 3600

sstoneburner@cpswfl.com

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.

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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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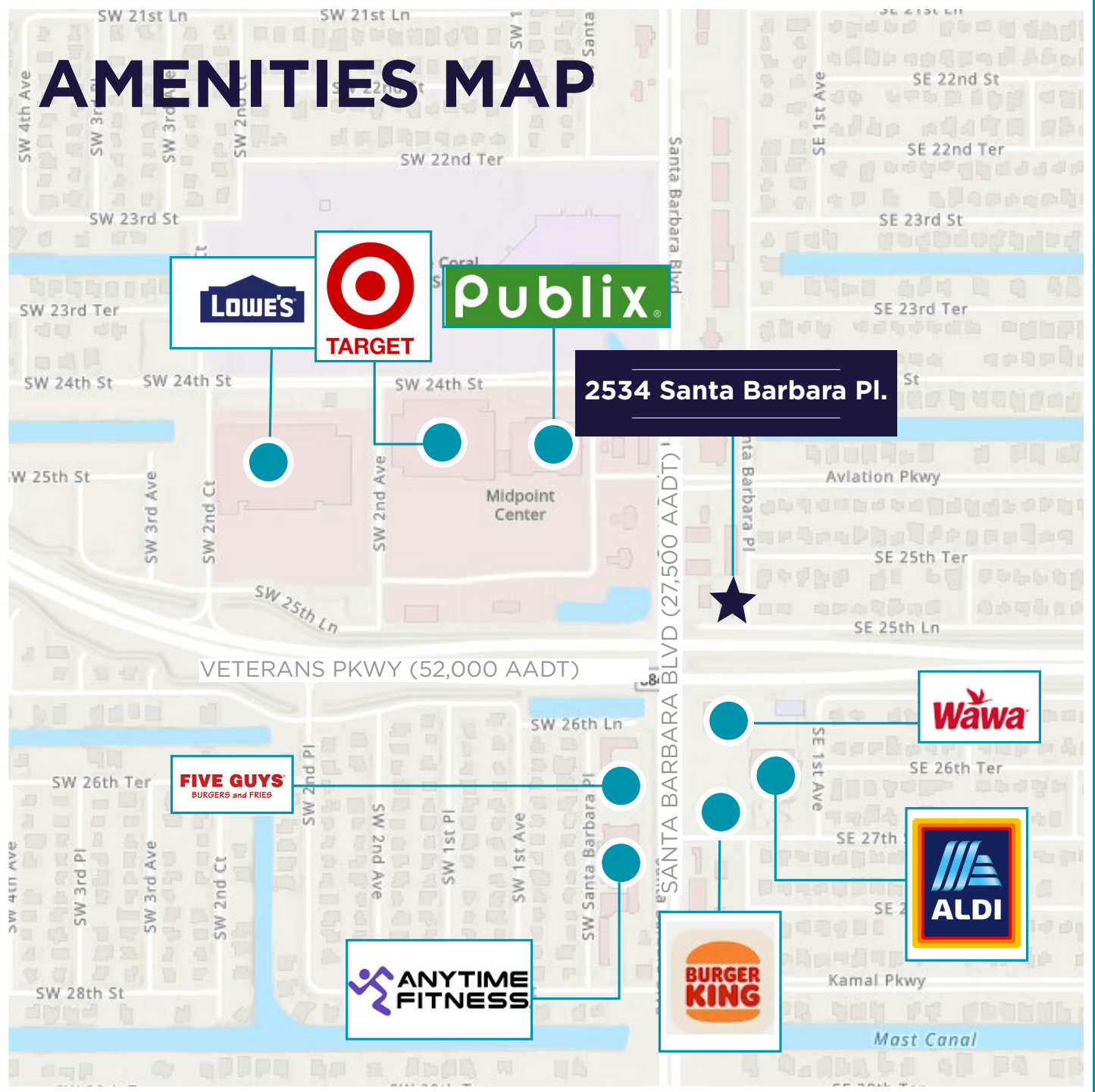
Financial Breakdown

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%**



AMENITIES MAP



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COMMERCIAL
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CONTACT



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