

# 1030 SE 12th Court

C A P E C O R A L F L  
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**FOR SALE OR LEASE BY OWNER!**

**4,250 SQFT Concrete building with additional fenced in lot.**

**New Roof 2024. 5 Large Roll Up Doors. Air Conditioned and Vinyl Plank Flooring Office.**

**Building is set up for 2 possible tenants - Unit A is air conditioned warehouse and has bathroom and 1 large roll up door. Units B and C are merged to one with 4 Roll Up Doors, 2 Bathrooms, and Recently Updated Air-Conditioned Office. Concrete Block building, Fresh Outside paint and ample parking at the front and rear of the building.**

**Centrally located in Mid Cape Coral Industrial Park makes access to the property quick and easy from any of the Cape's main roads.**

**Unit A has a month-to-month tenant that can vacate or sign new lease based on new owners' preference.**

**Realtors welcome! Buyers Agent compensation negotiable.**

**Owner Financing available w/ 50% down.**





