

# 2 FREE STANDING MULTI UNIT BUILDINGS



Welcome to **Artisan's Plaza** in the **Naples Arts District**, one of the few properties dedicated to keeping art alive in Naples! The two-building property is situated on over 1 AC with 23 individual units starting at just 587 SF. The property consistently remains 100% leased with a healthy waiting list of artists as well. Built in 1989, the property consists of 2 concrete block buildings, each with storefronts and private sink. Some units have a private restroom while others share common restrooms, making it easier to manage.



**Investment  
Properties  
Corporation**

# WAREHOUSE SPACE

 5760 Shirley Street, Naples, FL 34109

## OFFERING SUMMARY

<u>PRICE:</u>	<b>\$6,300,000</b>
<u>BUILDING SIZE:</u>	<b>17,460 total SF</b>
<u>LAND SIZE:</u>	<b>1.14 acres</b>
<u>ZONING:</u>	<b>Industrial</b>
<u>CONSTRUCTION:</u>	<b>Concrete block</b>
<u>YEAR BUILT:</u>	<b>1989</b>
<u>FLOOD ELEVATION:</u>	<b>X-500</b>
<u>PARKING:</u>	<b>33 spaces</b>
<u>BLDG. HEIGHT:</u>	<b>13'</b>
<u>RE TAXES:</u>	<b>\$21,227.98</b>

2024



This stand-alone property features 2 concrete block warehouse buildings:

### North Building:

10,560 SF (13 units = 3 with private restrooms, 2 common restrooms starting at 692 SF) / new roof 2012

### South Building:

6,900 SF (10 units = 1 with private restroom and 1 community restroom starting at 587 SF) / new roof 2017

Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586  
Tel: 239-261-3400 Fax: 239-261-7579 [www.ipcnaples.com](http://www.ipcnaples.com)

*Licensed Real Estate Broker*

Christine McManus, CCIM, SIOR | 239-777-2020 | [christine@ipcnaples.com](mailto:christine@ipcnaples.com)

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.





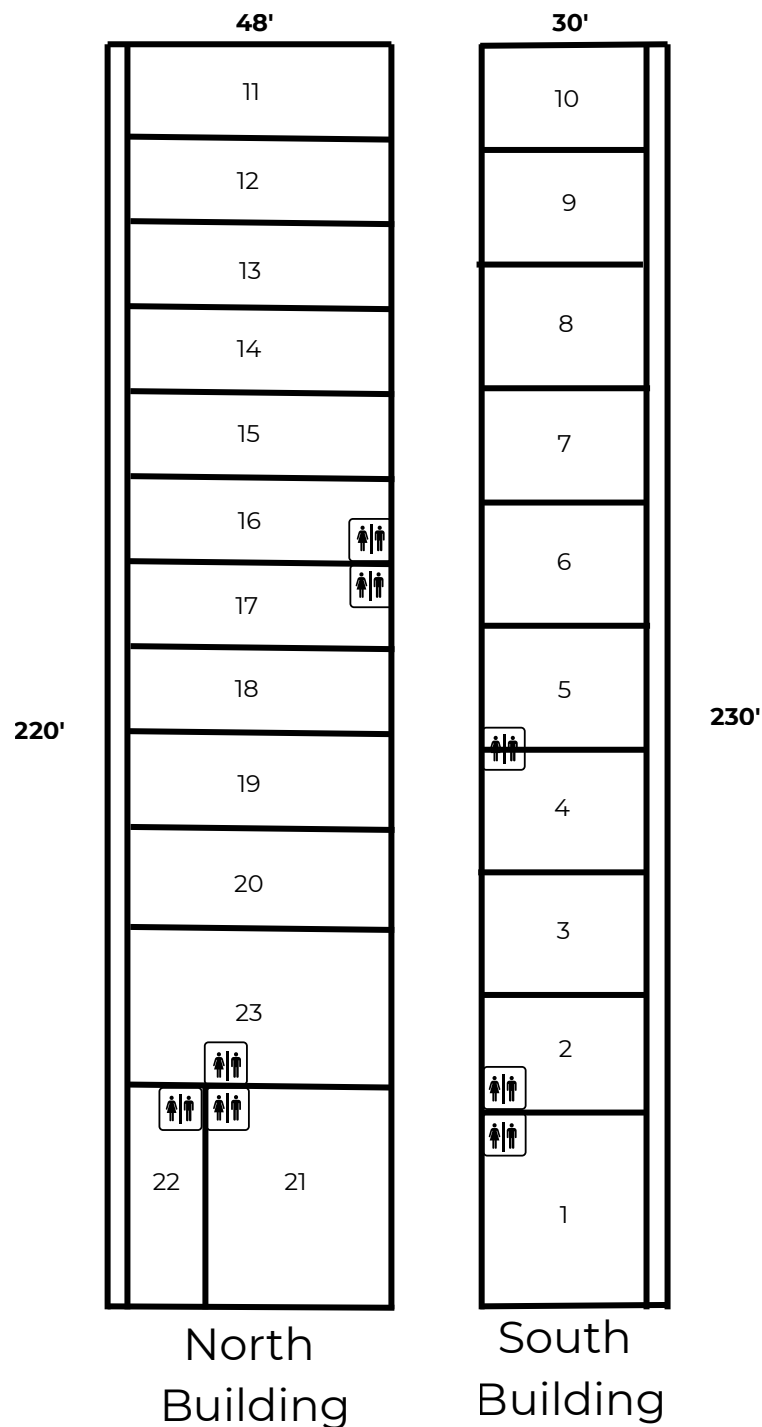
**Investment  
Properties  
Corporation**

# WAREHOUSE SPACE

📍 5760 Shirley Street, Naples, FL 34109

## Recent Improvements:

- Exterior paint
- Exterior caulking / waterproofing
- Gutters replaced
- New storefront windows facing Shirley Street
- Parking lot resurfaced / striped



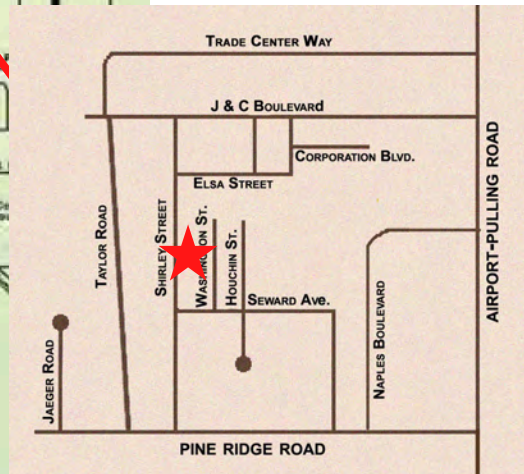
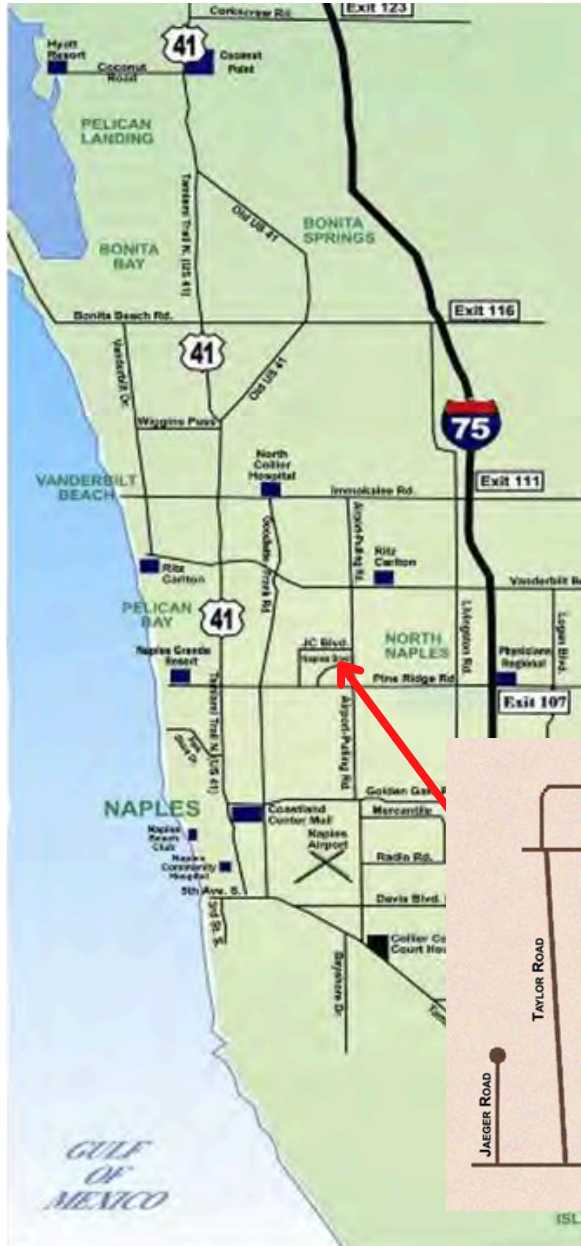
click  
here!



Google  
Maps



**Investment  
Properties  
Corporation**



# WAREHOUSE SPACE

📍 5760 Shirley Street, Naples, FL 34109

