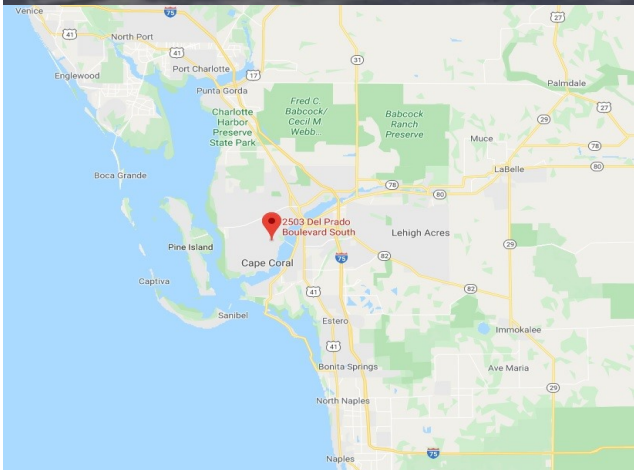




RE/MAX REALTY GROUP
Commercial Division
7910 Summerlin Lakes Dr.
Fort Myers, FL 33907
(239) 489-0444



**FOR LEASE/SALE -
CLASS "A" BUILDING & LAND**
2503 Del Prado Blvd. S, Cape Coral, FL 33904

Building Size: 55,499± SF | 1.99± Acres

Zoning: C1-Commercial

Year Built: 1990, Renovated in 2018

AADT: 51,700

Strap #: 32-44-24-C1-0030A.0020

Purchase Price: \$5,900,000



Property Description:

Fully renovated professional building with convenient location just South of Midpoint Bridge and Veteran's Parkway on Del Prado Blvd. Electric, water and air conditioning included with CAM. 136+ parking spaces.

Example of Permitted Uses:

Banks/Financial | Business Offices (Groups I & II) | Contractors/Builders | Drug Store/Pharmacy | Health Care Facilities/Medical Office | Insurance | Personal Services | Restaurants (Groups I, II, III & IV)



MICHAEL J. FRYE, CCIM|CEO
Hall of Fame, Lifetime Achievement



Direct: (239) 281-0441
mfrye@ccim.net

Showings shall be in vacant units only by appointment. Listing Agent will be present for all showings. Current tenants are not to be disturbed during showings.

RE/MAX
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FOR SALE
2503 Del Prado Blvd.
Cape Coral, FL 33904



Michael J. Frye, CCIM
Direct: (239) 281-0441

Suite 100



2nd Floor



5th Floor



Aerial View



Available Suites For Lease

Unit	Size (SF)	Base Rent	CAM	Total Monthly Rent	Total Monthly CAM	Sales Tax (6.0%)	Gross Monthly Rental
100	4040	\$14.75	\$6.75	\$4,965.83	\$2,272.50	\$434.30	\$7,672.63
101	2355	\$14.75	\$6.75	\$2,894.69	\$1,324.69	\$253.16	\$4,472.54
201	1562	\$8.75	\$6.75	\$1,138.96	\$878.63	\$121.06	\$2,138.65
202	1683	\$8.75	\$6.75	\$1,227.19	\$946.69	\$130.43	\$2,304.31
404	973	\$10.50	\$6.75	\$851.38	\$547.31	\$83.92	\$1,482.61
430	2330	\$8.50	\$6.75	\$1,650.42	\$1,310.63	\$177.66	\$3,138.71

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www.ftmyerscommercial.com | www.michaeljfrye.com

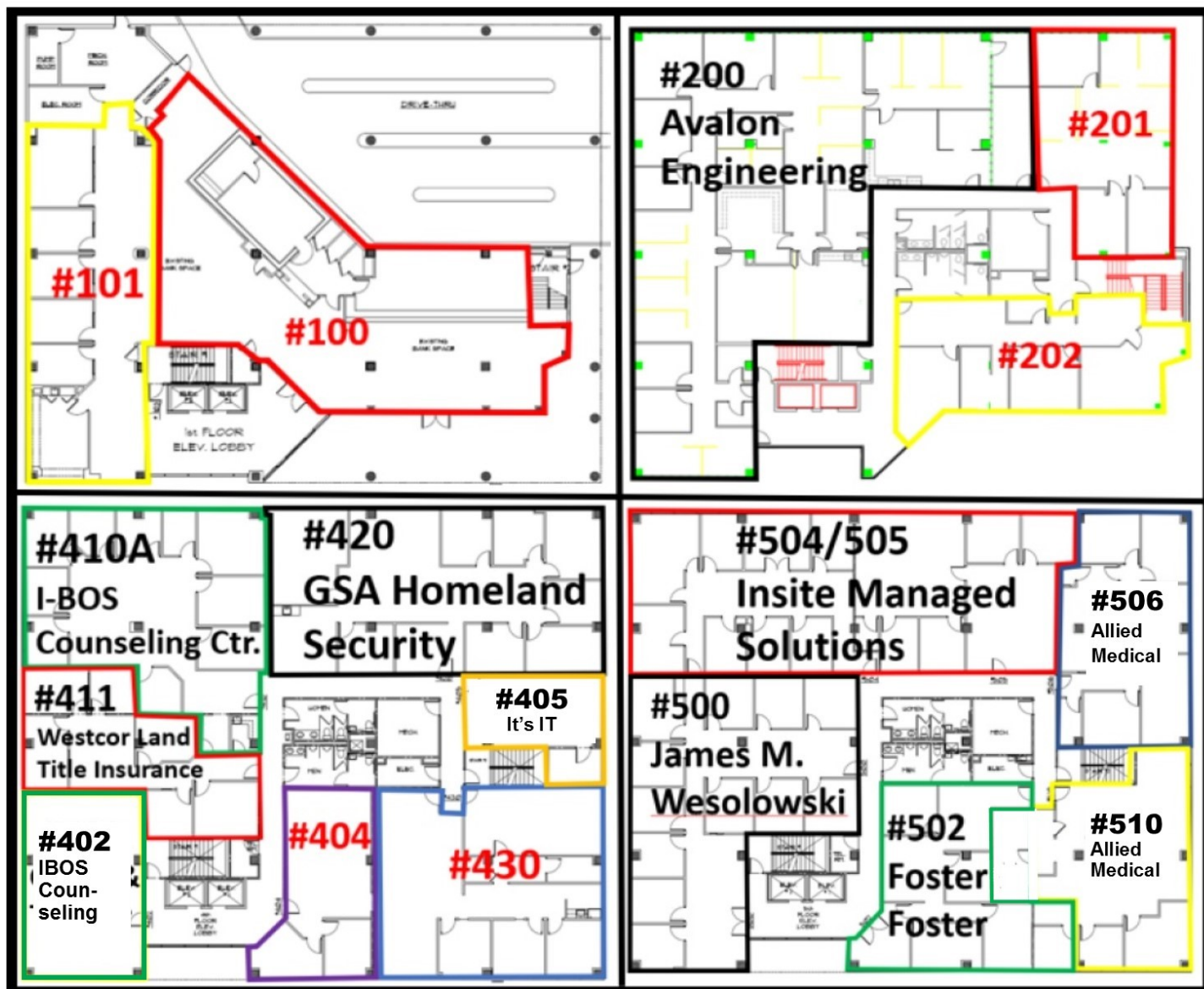
RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.
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FOR SALE
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Cape Coral, FL 33904



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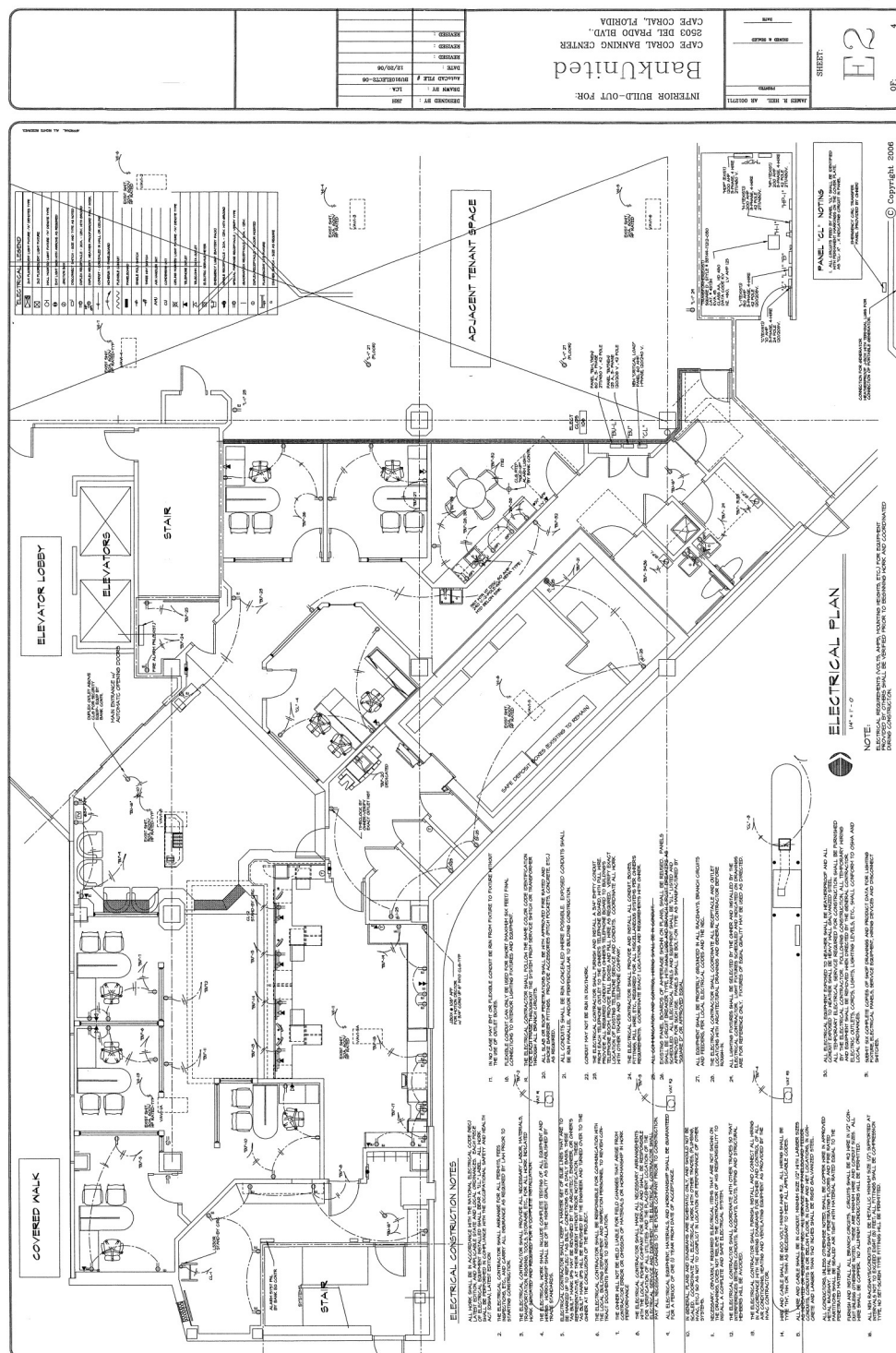


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FIRST FLOOR
Suite 100
4,040 SF



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