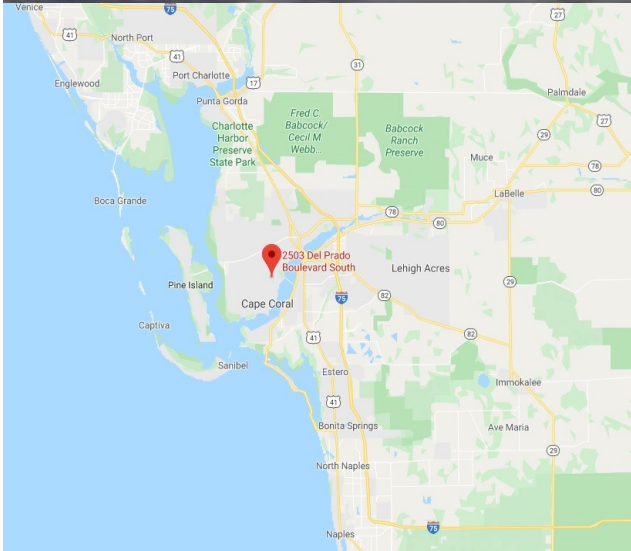




RE/MAX REALTY GROUP
Commercial Division
7910 Summerlin Lakes Dr.
Fort Myers, FL 33907
(239) 489-0444



**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

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

Purchase Price: \$5,900,000

Lease Price: \$8.50 - \$14.75/PSF + \$6.60 CAM

3 MONTHS FREE RENT

Up to 6,395± Contiguous Space Available



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. AADT: 51,700

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.





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



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

Available Suites For Lease - 3 MONTHS FREE RENT

Unit	Size (SF)	Base Rent	CAM	Total Monthly Rent	Total Monthly CAM	Sales Tax (6.0%)	Gross Monthly Rental
100	4040	\$14.75	\$6.60	\$4,965.83	\$2,222.00	\$431.27	\$7,619.10
101	2355	\$14.75	\$6.60	\$2,894.69	\$1,295.25	\$251.40	\$4,441.34
201	1562	\$8.75	\$6.60	\$1,138.96	\$859.10	\$119.88	\$2,117.94
202	1683	\$8.75	\$6.60	\$1,227.19	\$925.65	\$129.17	\$2,282.01
402	1033	\$11.50	\$6.60	\$989.96	\$568.15	\$93.49	\$1,651.60
404	973	\$10.50	\$6.60	\$851.38	\$535.15	\$83.19	\$1,469.72
430	2330	\$8.50	\$6.60	\$1,650.42	\$1,281.50	\$175.92	\$3,107.84

Suite 100



4th Floor



2nd Floor



Aerial View



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www.ftmyerscommercial.com | www.michaeljfrye.com

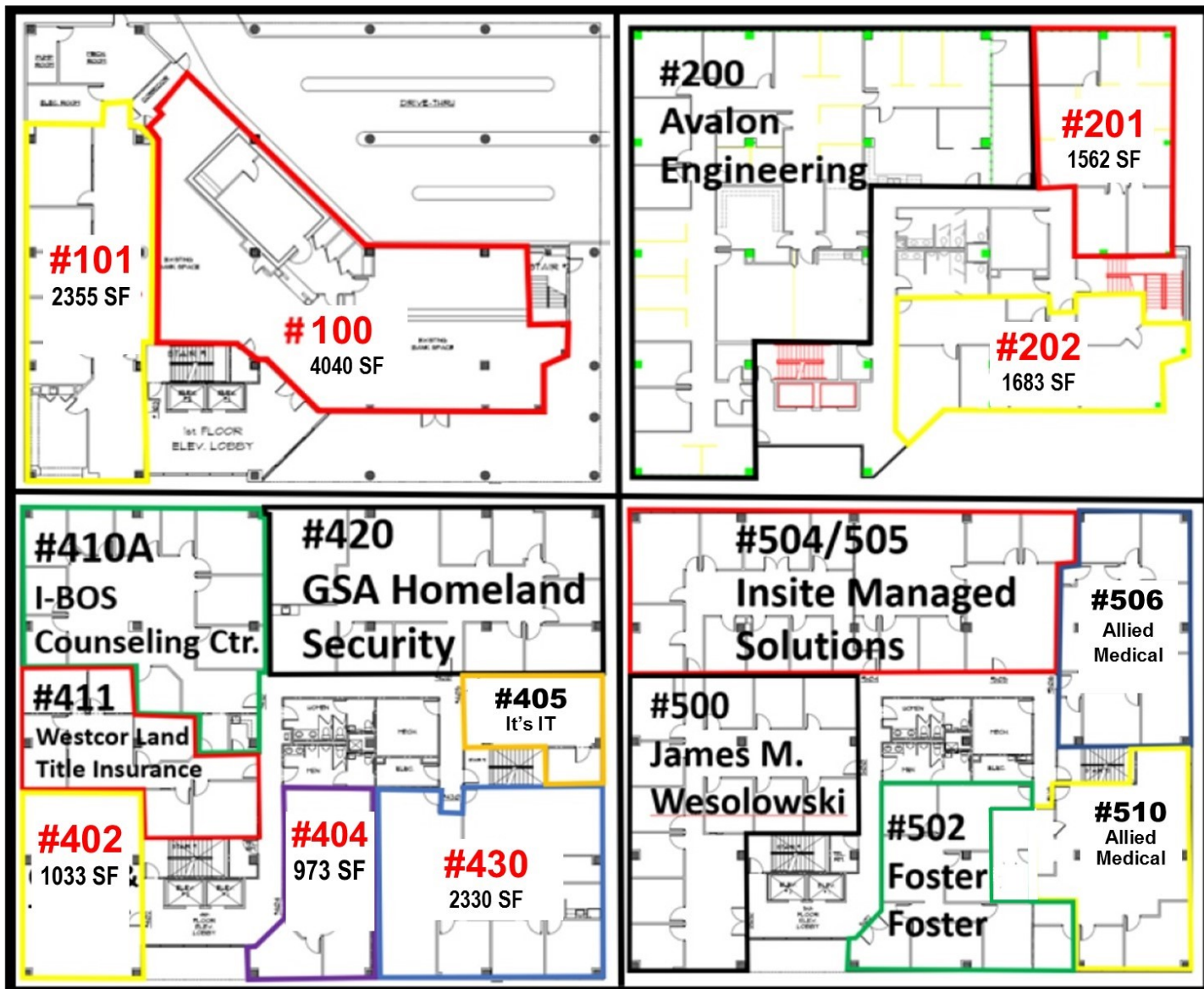
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 This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.



FOR SALE
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Cape Coral, FL 33904



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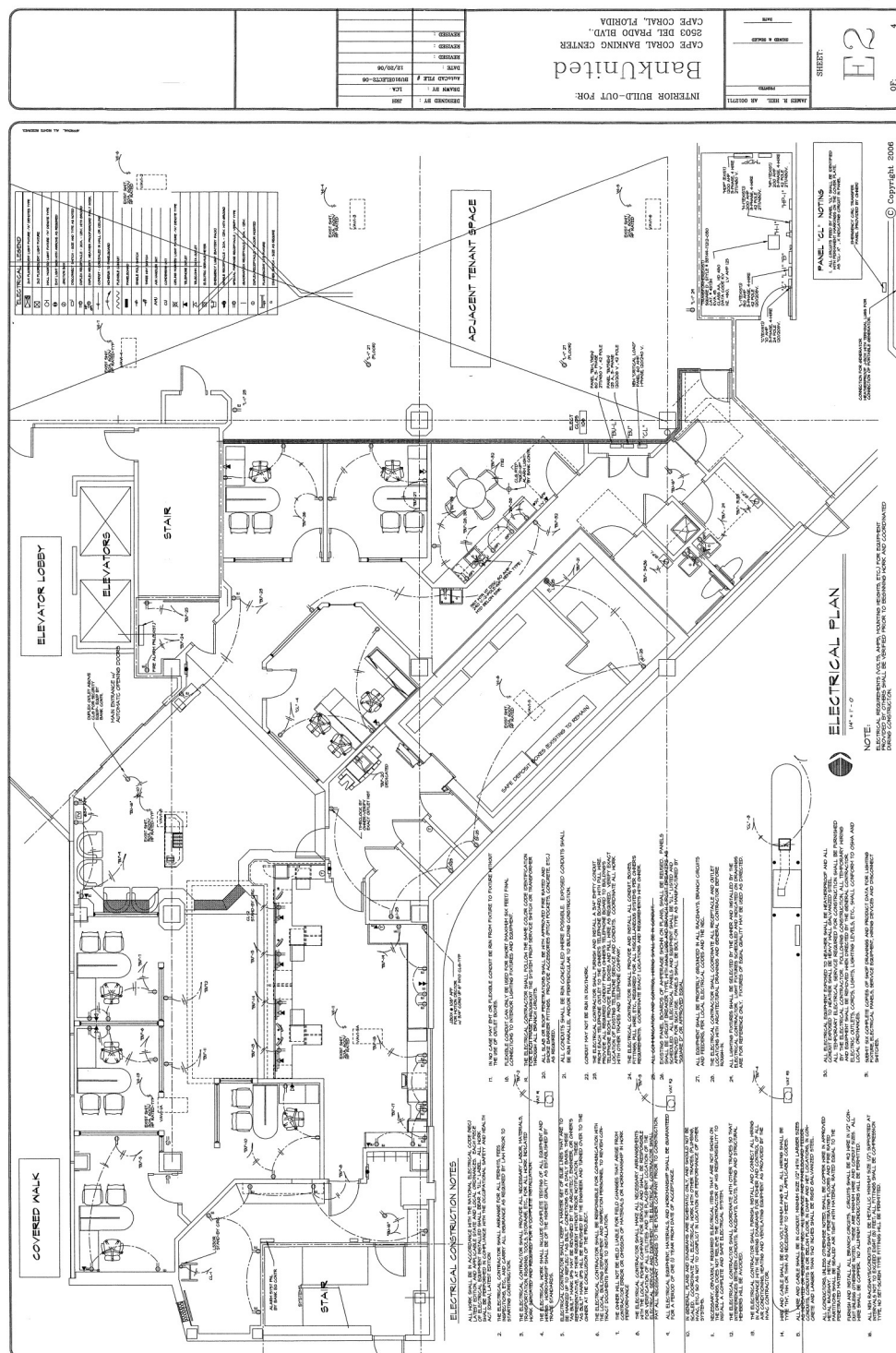
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www.ftmyerscommercial.com | www.michaeljrye.com



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FIRST FLOOR
Suite 100
4,040 SF



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