



LOCATION: 7900 Interstate Court, North Fort Myers, FL 33917

ZONING: IPD - Industrial Planned Development

UTILITIES: City water and septic tank

SIZE: 26,934± Sq. Ft.

YEAR BUILT: 1974

2004 TAXES: \$5,617.00

PRICE: \$2,000,000.00

NOI: \$173,873.00

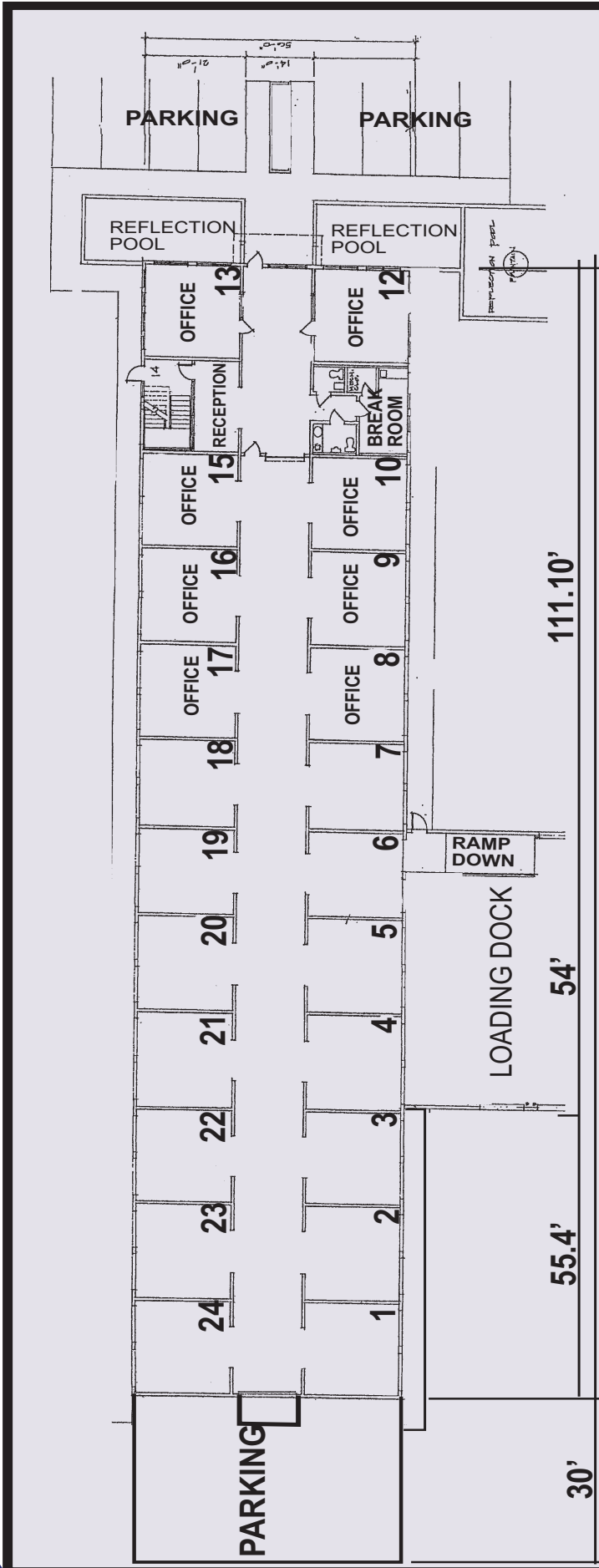
COMMENTS: This two-tenant concrete building has a large fenced yard and is located in Bayshore Industrial Park, just minutes from I-75. Ample parking for large trucks, great visibility from I-75. See reverse side for more details.

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7900 Interstate Ct, Fort Myers, FL 33917

*First & second floors are the same



Income & Expense Summary	
Price:	\$2,000,000.00
Income from Tenants:	\$222,769.00
Expenses:	\$47,786.00
NOI:	\$173,873.00
Cap Rate:	8.7%

