



**LOCATION:** 4235 Palm Beach Boulevard,  
Fort Myers, FL 33905

**ZONING:** B2 - Business

**SIZE:** Main Building 21,997± Sq. Ft.  
Rear Building 10,434± Sq. Ft.  
Land 2.8± Acres

**2003 TAXES:** \$16,652.00

**UTILITIES:** City water and sewer

**YEAR BUILT:** 1967

**LEASE RATE:** \$9,950.00 Per Month NNN or \$3.68 Per Sq. Ft.

**SALE PRICE:** \$1,200,000.00

**COMMENTS:** This property has a large paved and fenced yard with ample parking. 194± Ft. of frontage on Palm Beach Blvd (State Road 80.) Rail available, loading platform. Additional lots also available, see reverse side for details.

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