



LOCATION: 7999 Mercantile Street, Units 18 & 19, North Fort Myers, FL 33917
Bayshore Industrial Park - Interstate 75, Exit 143

ZONING: IL - Light Industrial

UTILITIES: City water and septic

YEAR BUILT: 2005

SIZE: 3,600± Sq. Ft. plus Bonus 600± Sq. Ft. Additional Loft

TAXES: \$9,964.00 (2006 Proposed Property Taxes)

PRICE: \$614,400.00

COMMENTS: Office / warehouse unit with 600± sq. ft. upgraded office area, restrooms, ceramic tile floor and two 12' x 14' over head doors. Condo fees estimated at \$363 per month. Adjacent 40' x 80' limerocked fenced yard area included.

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