



**LOCATION:** 3718 Tamiami Trail, Port Charlotte, FL 33952

**ZONING:** C1 - Commercial

**UTILITIES:** County Water & Sewer

**SIZE:** 7,500± Sq. Ft.

**2004 TAXES:** \$10,532.00

**PRICE:** \$1,600,000.00

**COMMENTS:** Excellent Location. Easy access at signalized intersection on US 41. Building has new roof, it is currently shell space and it's ready for interior finishes.



**CONTACT:** JOHN KREMSKI, CCIM  
**PHONE:** (239) 425-6017  
**E-MAIL:** john@johnkremski.com  
**WEB SITE:** www.johnkremski.com

**CONTACT:** HONORÀ KREITNER  
**PHONE:** (239) 425-6024  
**E-MAIL:** hkreitner@dw-cr.com

7800 University Pointe Drive  
Suite 100, Second Floor  
Fort Myers, FL 33907  
Phone: (239) 425-6000  
Fax: (239) 425-6001  
www.DW-CR.com

# 3718 Tamiami Trail, Port Charlotte, FL 33962

