

**Office / Warehouse
For Sale or For Lease
South Commercial Park**



LOCATION: 5651 Halifax Avenue, Unit 1, Fort Myers, FL 33912

UTILITIES: County Water & Sewer

ZONING: IL - Light Industrial

SIZE: 3,008± Sq. Ft. Total
Includes 800± Sq. Ft. Office

2006 TAXES: \$3,421.00
CONDO FEES: \$375.00 per month

SALE PRICE: \$420,000.00

YEAR BUILT: 2000

LEASE RATE: \$2,500.00 Per Month plus Sales Tax (\$7.35 PSF Base Rent + \$2.65 PSF CAM)
Water, Sewer and Trash included in CAM

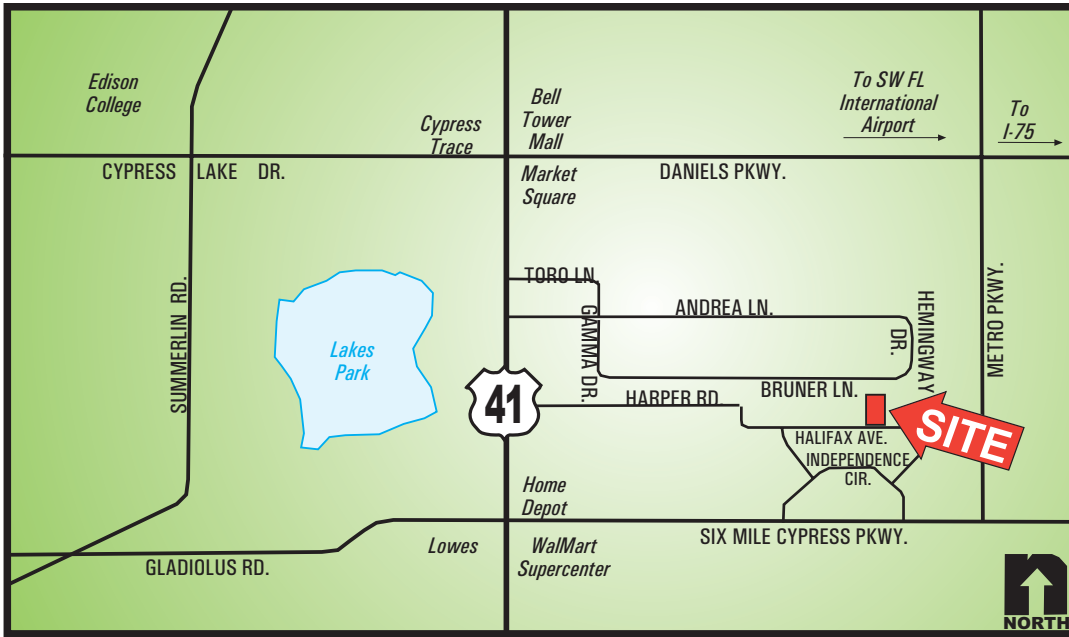
COMMENTS: Office / warehouse unit in "drive around" building. Includes two restrooms, break room, three offices and storage loft above office. One 10' x 10' over head door. Ample parking. Located in South Commercial Park, convenient to US 41, just off Six Mile Cypress Parkway.

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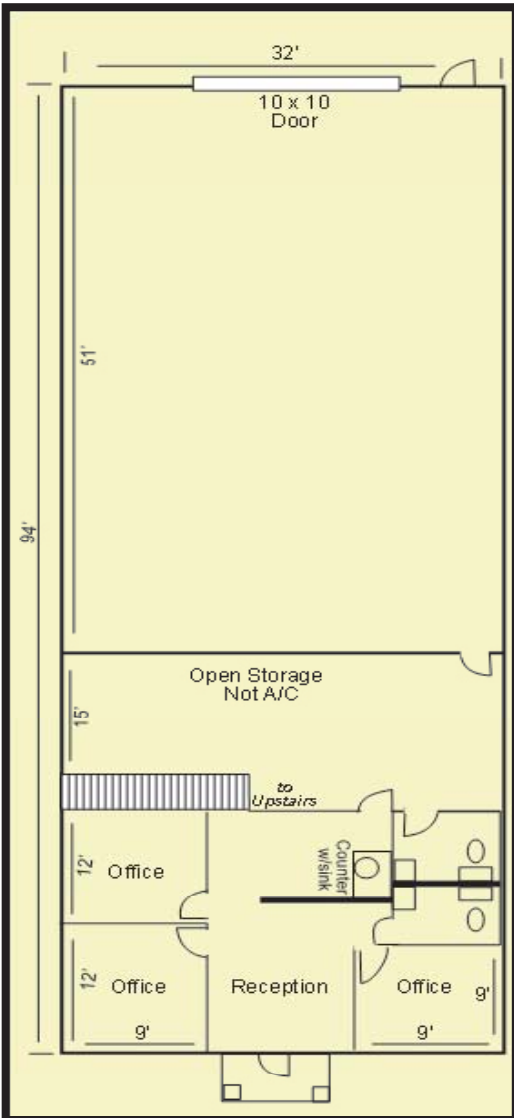
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Floor Plan



Site Plan

