



LOCATION: 2465 Highland Avenue,
Fort Myers, FL 33916

STRAP #: 19-44-25-P2-01007.0000

ZONING: B2 - Commercial

SIZE: Building 7,584± Sq. Ft.
Land 3.75± Acres

O/H DOORS: 2

PRICE: \$1,425,000.00

NOI: \$60,000.00 Annually

COMMENTS: Built in 1974, fronting on the new four-lane divided Veronica Shoemaker Boulevard, and with access to Highland Avenue. Ideal for trucking use or contractors. Centrally located near Downtown Fort Myers between Edison Avenue and State Road 82. Currently leased to Florida Recycling Services, owner will sell subject to termination of existing lease.

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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.