

**2,400± SF
 Office/Warehouse Space
 FOR SALE
 With .37± Acres Yard Space**



LOCATION: 836 SE 9th Terrace, Cape Coral, FL 33990

STRAP #: 19-44-24-C1-00775.0010

ZONING: I1 - Industrial

UTILITIES: City Water & Sewer

SIZE: Building: 2,400± Sq. Ft.
 Land: .37± Acres

2010 TAXES: \$ 2,153

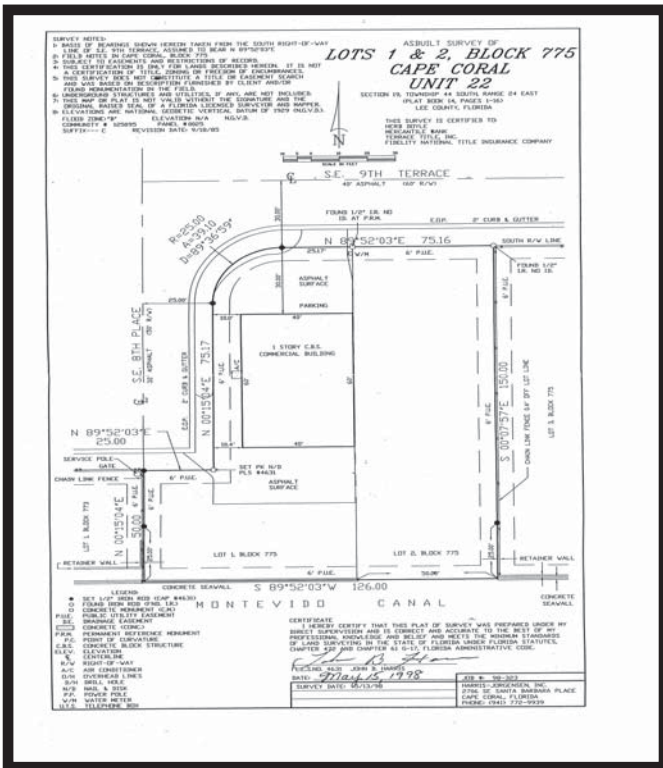
PRICE: \$ 456,000

O/H DOORS: (2) 10' X 10'

COMMENTS: YARD SPACE & REMODELED 2,400± SF OFFICE/WAREHOUSE. Located in the Southeast Cape Coral Industrial Park. Property has recently been totally remodeled w/handicapped restrooms, drywall, new wiring & plumbing. Property features: 960± SF office & 1,440± SF warehouse areas, (2) 10' x 10' OH doors w/200 amp electric, 2.5 ton compressor, 5 kw heater, 12' (warehouse) and 8' (office) truss height, kitchenette, along with (2) exit/entrance doors. Located on the Montevideo Canal & includes a 129'± seawall.

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