



2323 Cleveland Ave

LOCATION: 2323 Cleveland Ave, 2335 Edison Ave, 2000 Lafayette St.,
Fort Myers, FL 33901

ZONING: B-2 Business

UTILITIES: City water and sewer

TRAFFIC COUNTS: 43,800 AADT 2003

2003 TAXES: \$13,622.00



2335 Edison Ave

SIZE: Total: 13,000± SF 2020 Lafayette St. (Warehouse): 5,000± SF
2323 Cleveland Ave (Retail): 4,900± SF 2335 Edison Ave (Office): 3,100± SF

LAND AREA: 1.51± Acres

SALE PRICE: \$1,200,000.00

LEASE RATE: \$8,958 monthly

COMMENTS: Frontage on three streets, signalized intersection in Downtown Fort Myers. Large paved parking lot. Warehouse has two truckwells. Survey, location and floor plans on reverse side.

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