

**Commercial Building**  
**FOR SALE**  
**Corner Site / State Road 82**



**LOCATION:** 3476 Dr. Martin Luther King Jr. Blvd. (State Road 82), Fort Myers, FL 33916

**STRAP #:** 19-44-25-P2-0140A.0030

**ZONING:** CI - Commercial Intensive

**TRAFFIC COUNTS:** 28,300 (AADT 2018)

**SIZE:** Building 1,424± Sq. Ft.  
Land .39± Acres

**DIMENSIONS:** 105'± Frontage x 163'± Deep

**PRICE:** \$190,000

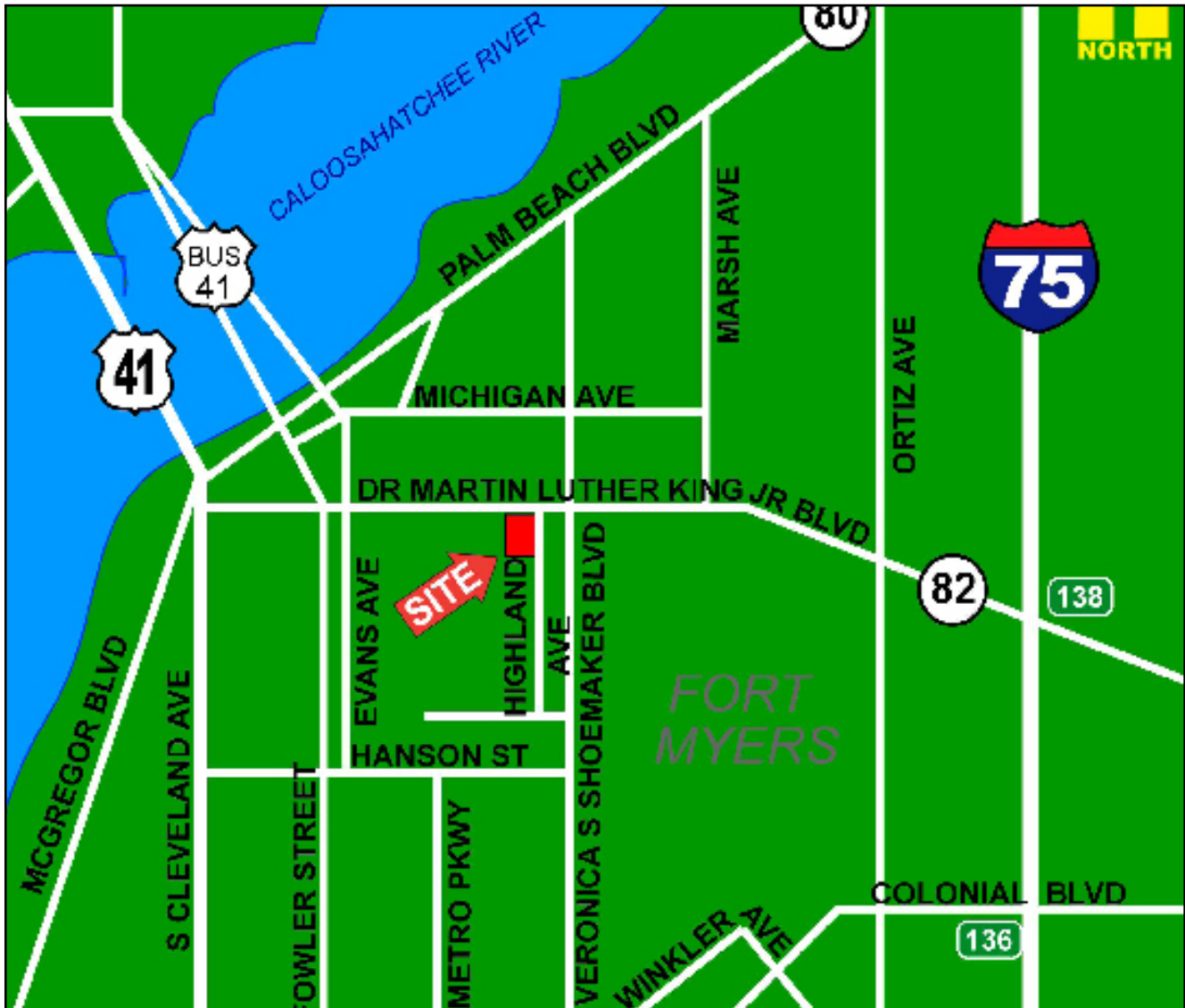
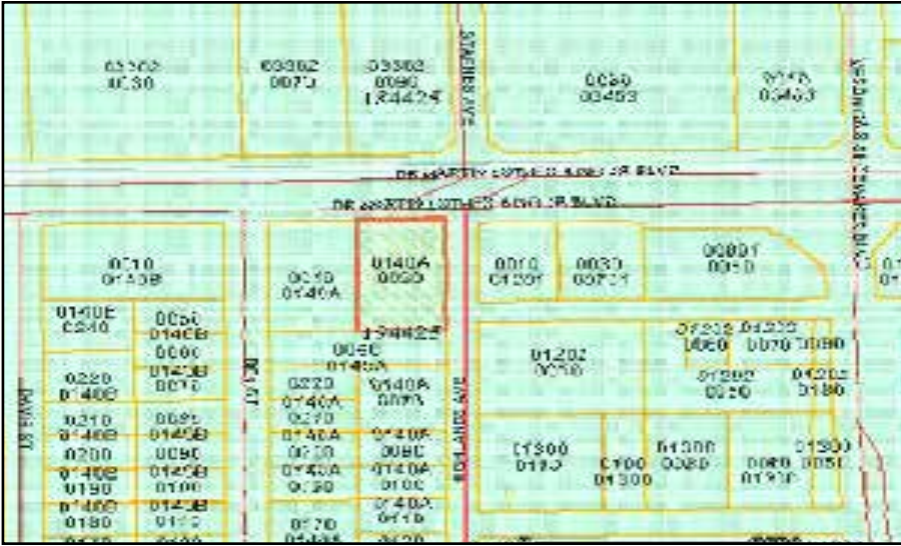
**PARKING SPACES:** 9 Paved plus side yard

**COMMENTS:** Located on the Southwest corner of State Road 82 and Highland Avenue. Short distance to downtown Fort Myers and the new Veronica Shoemaker Boulevard. Convenient access to all corridors. Zoning allows a variety of uses including: bail bonds, attorney, accountant, convenience store, dry cleaners, tattoo or piercing studios and more.

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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.

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