

## Commercial Site on Sanibel Island



**LOCATION:** 2431 Periwinkle Way, Sanibel, FL 33957

**STRAP #:** 26-46-22-T2-00004.0010

**ZONING:** Town Center General

**SIZE:** Building 1 3,114± Sq. Ft.  
Building 2 520± Sq. Ft.  
Land 16,700± Sq. Ft.

**TRAFFIC COUNTS:** 17,800 (2003)

**PRICE:** \$400,000.00

**REAL ESTATE TAXES:** \$4,463 (2004)

**COMMENTS:** The subject property consists of two detached buildings and is located on the south side of Periwinkle Way. The building fronting on Periwinkle Way has 2,280 Sq. Ft. of leasable space separated into a retail area and a living area. The garage, storage and porch area encompasses 834 Sq. Ft. The detached building in the rear of the property is a single family home consisting of 2 bedrooms, 1 bath and 520 Sq. Ft. of air conditioned area. Great location on the internationally known Sanibel Island.

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