



LOCATION: 3949 Evans Avenue, Unit 404, Fort Myers, FL 33901

ZONING: C1 - Commercial

UTILITIES: City Water & Sewer

SIZE: 1,740± Sq. Ft.

TRAFFIC COUNTS: 7,000 (AADT 2004)

PRICE: \$250,000.00

CAP RATE: 7%

COMMENTS: Fourth floor unit in a 4-story building adjacent to the Southwest Florida Regional Medical Center. Seller will lease back for a period of three years, currently used as a full service day spa. Built in 1975, totally renovated. The building offers a good mix of medical and professional offices. This is a very desirable location with ample parking.

CONTACT: TOM WOODYARD
FRANK D'ALESSANDRO
E-MAIL: twoodyard@dw-cr.com

7800 University Pointe Drive
Suite 100, Second Floor
Fort Myers, FL 33907
Phone: (239) 425-6000
Fax: (239) 425-6001
www.DW-CR.com

3949 Evans Avenue, Unit 404, Fort Myers, FL 33901

