

**3,966± SF Commercial Building
on Lee Boulevard
FOR SALE**



LOCATION:	3004 Lee Boulevard, Lehigh Acres, FL 33971	PARKING:	50±
STRAP #:	25-44-26-03-00020.0080	YEAR BUILT:	1996
ZONING:	C2-Commercial	TRAFFIC COUNTS:	37,300 (2007)
SIZE:	3,966± Sq. Ft. - Building 1.15± AC or 50,094± Sq. Ft. - Land	DIMENSION:	199.97' ± Frontage 252.26' ± Depth
PRICE:	\$865,000 or \$218 PSF	REAL ESTATE TAXES:	\$17,146.44 (2007)

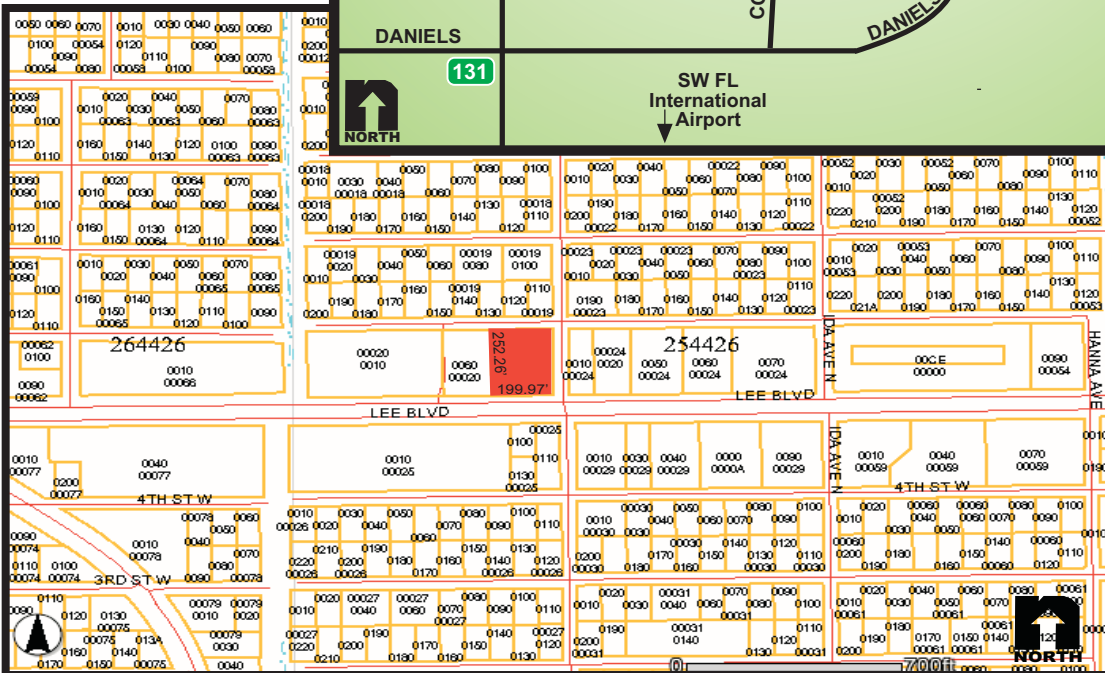
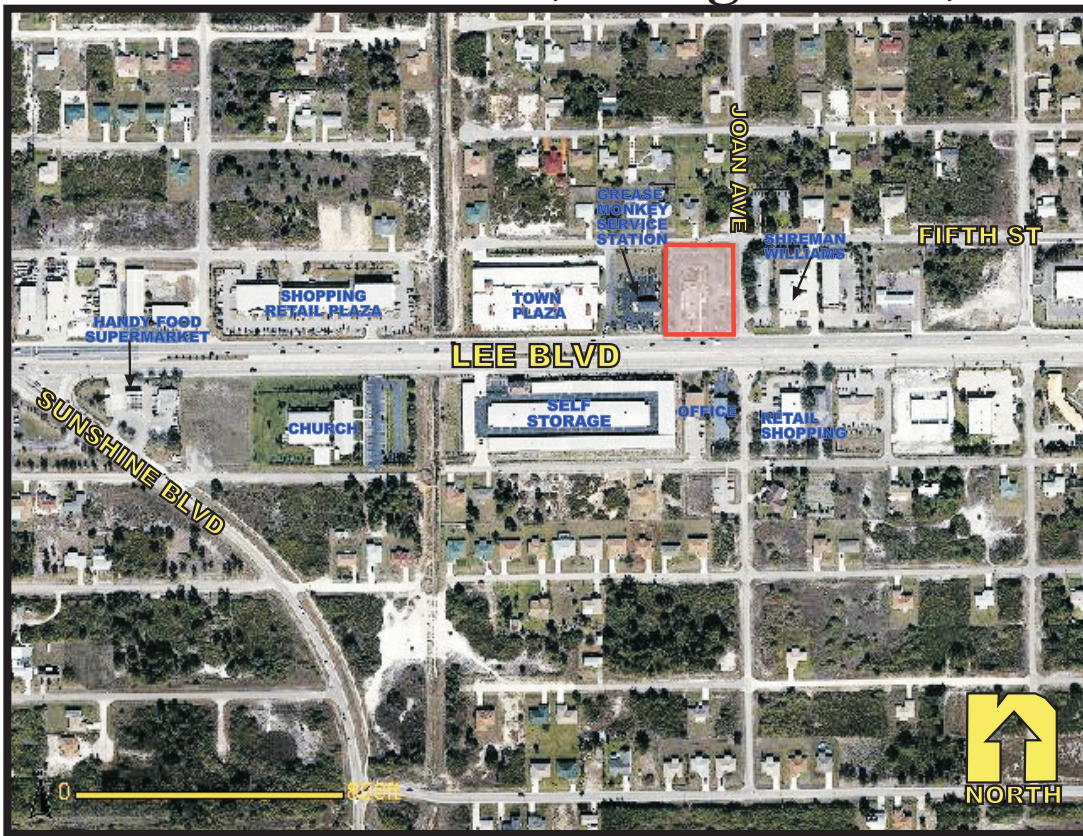
COMMENTS: 3,966± SF commercial building with 200'± frontage on Lee Boulevard. Property formerly a fast-food restaurant, which features drive-thru access, 50+ paved parking space on 1.15± acres. Impact fees paid for restaurant and medical. The property is located near the intersection of Sunshine and Lee Boulevard and is zoned C2 allowing fast-food restaurant/medical offices/retail/bank/daycare/church/fraternal club and more. Call today about equipment.

CONTACT: TOM WOODYARD
PHONE: (239) 425-6011
E-MAIL: twodyard@wa-cr.com

CONTACT: CARRIE VINCENT
PHONE: (239) 425-6032
E-MAIL: cvincent@wa-cr.com

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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