



LOCATION: 4235 Palm Beach Boulevard, Fort Myers, FL 33905

ZONING: B2 - Business

SIZE: Main Building 21,997± Sq. Ft.
Rear Building 10,434± Sq. Ft.
Land 2.8± Acres

YEAR BUILT: 1967 **2003 TAXES:** \$16,652

UTILITIES: City water and sewer

LEASE RATE: \$9,950.00 Per Month NNN or \$3.68 Per Sq. Ft.

SALE PRICE: \$1,200,000

COMMENTS: This property has a large paved and fenced yard with ample parking. 194 feet of frontage on Palm Beach Blvd (SR 80.) Rail available, loading platform. Additional lots also available, see reverse side for details.

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