

3,382± Sq. Ft. Office/Warehouse
Fenced Open Storage Area
FOR SALE - Fort Myers, FL



LOCATION: 2169 Andrea Lane, Fort Myers, FL 33912

STRAP #: 25-45-24-00-00001.0330

ZONING: C2-Commercial

UTILITIES: Water/Sewer/Electric

SIZE: Building: 3,382± SF includes 1,502± SF Office
Land: 2.20± Acres or 95,700± SF

BUILT: 1979

SALE PRICE: \$ 489,000

O/H DOORS: 3

COMMENTS: 3,382± Sq. Ft. Office/Warehouse building. The building is divided into front office space which consists of 1,502± Sq. Ft., in two stories, & 1,880± SF of warehouse space with overhead doors and is situated on 2.20± acres of land. Features include a chain-link fence with open storage yard, paved parking areas, and carport. Property is located on the south side of Andrea Lane, one-half mile east of Cleveland Avenue (US 41) and one-half mile north of Six-Mile Cypress Parkway. Property is zoned C-2 (Commercial), which permits a wide range of uses. The property location provides access to major traffic arteries in Lee County, including US 41 and I-75.

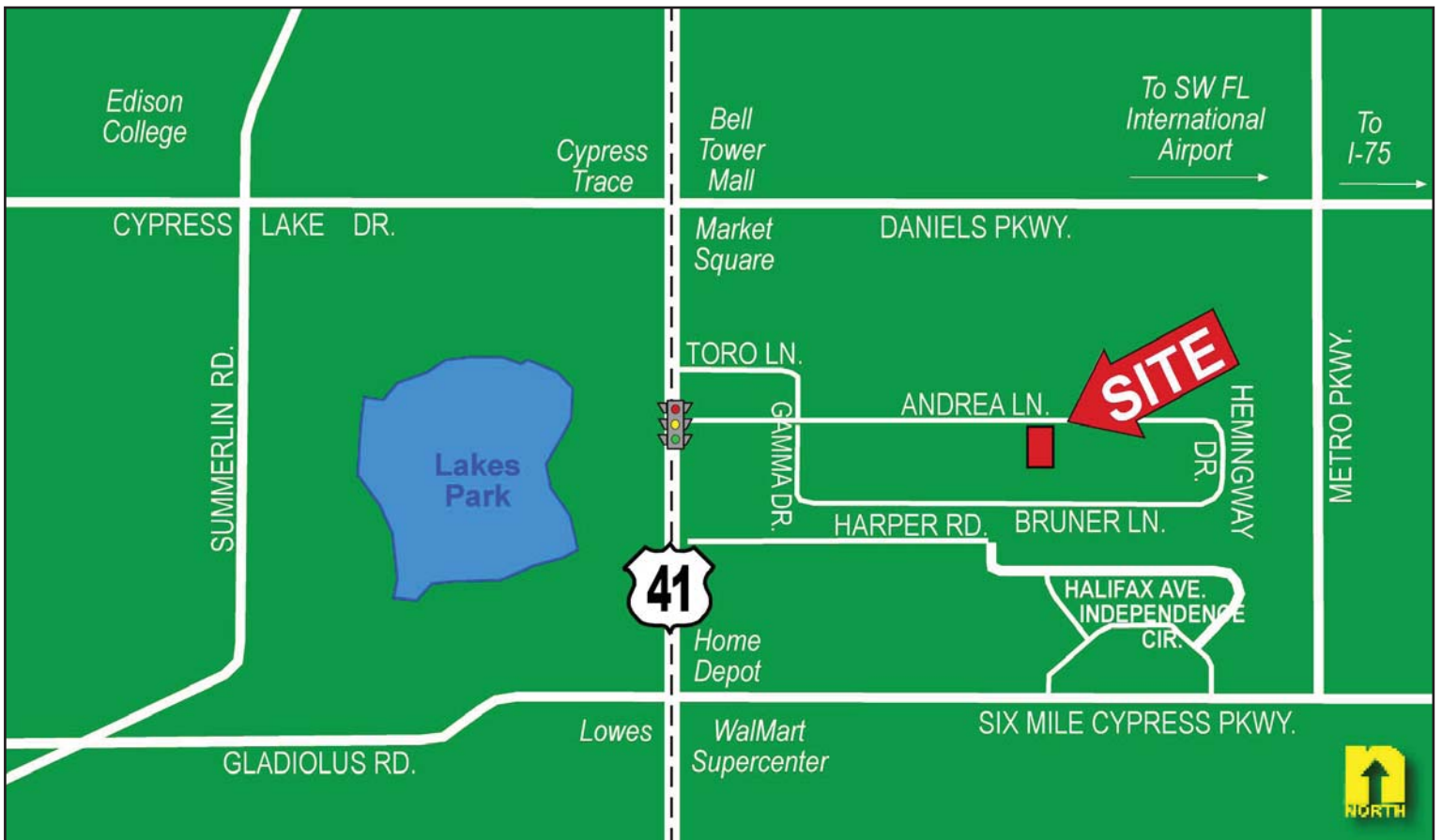
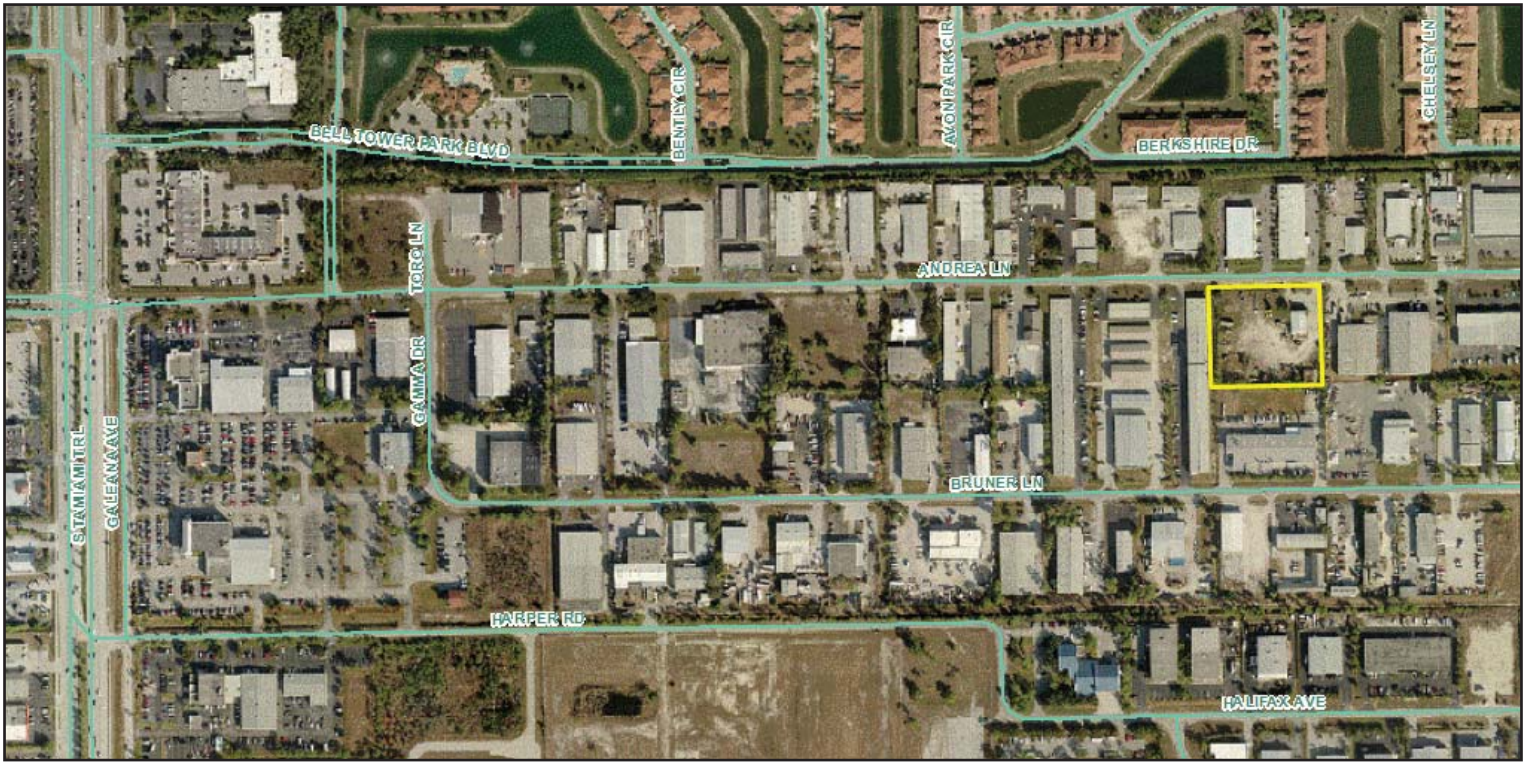
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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

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