



LOCATION: 2151 Andrea Lane, Fort Myers, FL 33912

ZONING: C2 - Commercial

SIZE: Building 5,000± Sq. Ft.
Lot 26,100± Sq. Ft or .60± Acres

UTILITIES: County Water

SALE PRICE: \$750,000.00

LEASE RATE: \$12.00 Per Sq. Ft. NNN

2003 TAXES: \$4,225.00

COMMENTS: Building includes two kitchens, four bathrooms, storage rooms, telephone room, telemarketing with 24 stations custom built. Building can be divided into two subunits. Excellent condition. Parking area accomodates approximately 30 to 35 cars. Located at South Commercial Park, off US 41.

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