

## Lee Executive Center Investment Property



**LOCATION:** 3049 Cleveland Avenue, Fort Myers, FL 33901

**STRAP #:** 25-44-24-P1-0120D.0040

**ZONING:** B2 - Office / Commercial

**UTILITIES:** Water & Sewer

**SIZE:** Building 37,743± Sq. Ft.  
Land 1.68± Acres

**TRAFFIC COUNTS:** 48,200 (AADT 2004)

**PRICE:** \$3,500,000.00

**REAL ESTATE TAXES:** \$33,074.24 (2004)

**N.O.I.:** \$259,663.00

**OCCUPANCY:** 85.7%

**COMMENTS:** This multi-tenant office building has 19 suites and 3,560± Sq. Ft. of executive suites. Centrally located with access north or south on US 41. Close to Lee Memorial Hospital and the Edison Mall with easy access to serve the downtown area. This two story building is refurbished with new floors and wall coverings. Equipped with elevator, dual stairways to second floor, and generous parking spaces.

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