

INVESTMENT INCOME PROPERTY 8.1% CAP RATE | 100% OCCUPANCY

4066-4100 Evans Avenue Fort Myers, FL



FOR SALE: \$3,000,000

ABOUT THE PROPERTY

Separate but fully leased, 2 building portfolio, on 1.23 acres. 52 units averaging 215 sf. Occupied by 47 local tenants on leases averaging 2 years. Professionally managed and maintained. New re-roof in 2017. Recent HVAC replacements also. Common areas include, lobby area, breakrooms and atrium. Historically high occupancy with less than 2.5% vacancy with a long wait list. Liberal CI zoning allows for a multitude of retail, office or medical uses. Property features and attractive 8.1% CAP rate with considerable upside as leases reset.

PROPERTY FEATURES

- ▣ 13,778 +/- gross SF, 11,241 +/- rentable SF
- ▣ Lot Size: 1.23 +/- acres
- ▣ Taxes: \$24,137
- ▣ Zoning: CI -Commercial intensive (City of Ft. Myers)
- ▣ Year Built: 1984
- ▣ Strap #36-44-24-P3-01300.0200 & 36-44-24-P3-01300.0190



Many Possible Uses

Retail • Office • Medical

JIM BOBACK, CCIM
Broker/Owner

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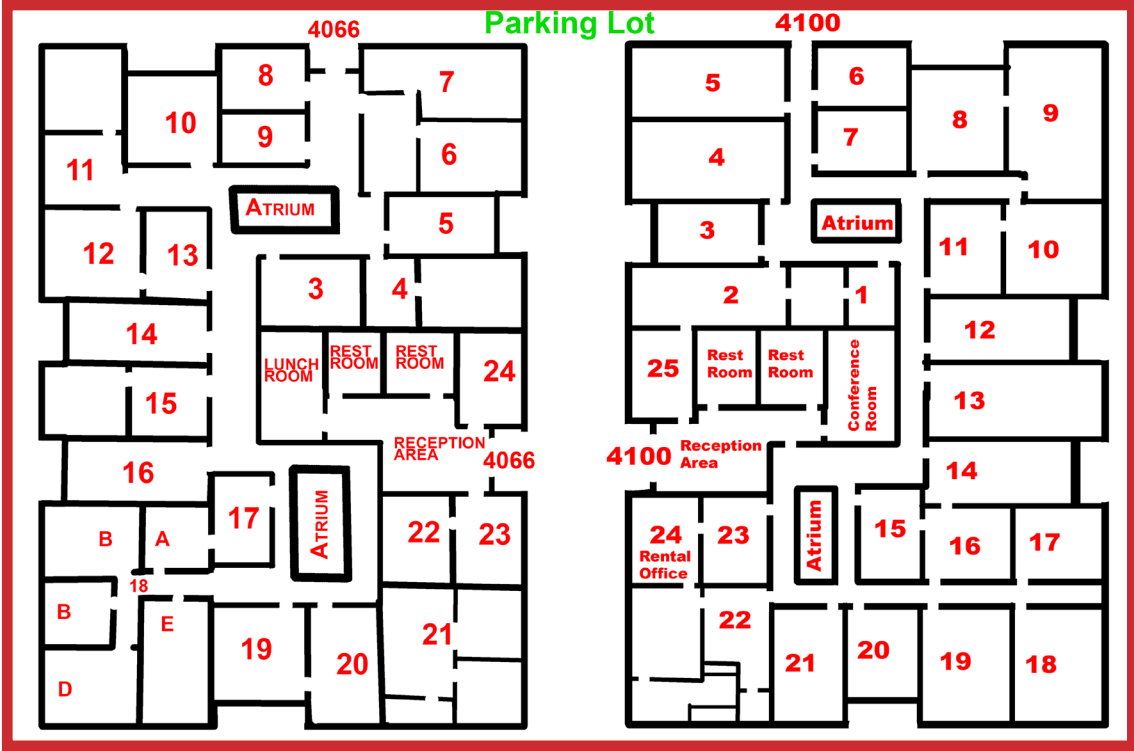
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Area Description

Located in the City of Ft. Myers just off Winkler Avenue and near US 41, with easy access to I-75. Many professional and medical offices nearby.

Site Plan



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