



FOR SALE / LEASEBACK OPPORTUNITY 3915 Broadway, Fort Myers, FL 33901

Fully-Occupied, Mixed-Use Building.

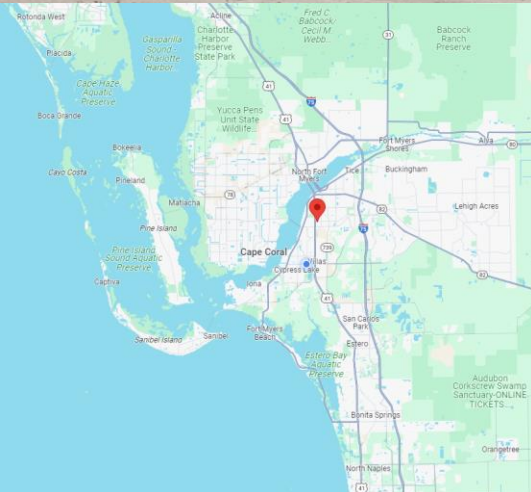
Price: \$999,000

Building Size: 4,440± SF

Year Built: 1979

Zoning: CI – Commercial Intensive

Strap #: 36-44-24-P1-00013.0050



Property Description:

Commercial Property For Sale-Leaseback Opportunity. Located North of the Edison Mall and just East of Cleveland Avenue. This fully-occupied, mixed-use building includes 2,200 SqFt of retail space on the first floor and four residential apartments on the second floor.

This asset is being offered at a 7.7% CAP Rate. This investment opportunity ensures a steady income stream for the foreseeable future.

Call us today for more information.



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DEMOGRAPHICS (2023)

3915 Broadway., Fort Myers, FL

| | 2 Miles | 5 Miles | 10 Miles |
|-------------------------|----------------|----------------|-----------------|
| Total Population | 35,392 | 163,966 | 508,303 |
| Median Age | 15,019 | 72,192 | 216,570 |
| Total Households | 38 | 45 | 47 |



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljrye.com

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