

FOR SALE

SINGLE TENANT INVESTMENT OPPORTUNITY

3388 Fowler Street

Fort Myers, FL 33901



INVESTMENT SUMMARY:

- **Price: \$1,295,000**
- Current NOI: \$106,800
- Cap Rate: 8.25%

INVESTMENT HIGHLIGHTS:

- New 5 Year NNN Lease
- Minimal Landlord Responsibility
- The Lease is Personally Guaranteed

PREMISES:

- 1.1 +/- Acres
- Main Showroom: 4,465 +/- SF (3,070 SF under air)
- Rear Building: 4,188 +/-SF
 - ◇ 2,800 +/- SF of finished/air conditioned office space and unfinished/non-air conditioned storage space
 - ◇ 1,388 +/- SF addition completed in 2016 (4 bay garages with overhead doors)
- \$400,000+ in recent improvements to include new 4-bay garage addition, upgraded IT wiring, exterior re-painting, new carpet tiles, repaved/resealed parking lot

LOCATION:

Located on Fowler Street between Hanson Street and Winkler Road in Fort Myers.

Andrew DeSalvo, MBA, ALC
Commercial Broker
AndrewD@premiermail.net

Matthew Stepan, CCIM
Commercial Associate
MattS@premiermail.net

27400 Riverview Center Blvd., Suite #4
Bonita Springs, FL 34134
239.992.1200
www.premcomm.com



Premier
COMMERCIAL

Knowledge. Experience. Relationships.

All information is deemed accurate but not guaranteed. Prices and availability subject to change without notice.



Premier COMMERCIAL

Knowledge. Experience. Relationships.

PHOTOGRAPHS



Andrew DeSalvo, MBA, ALC
Commercial Broker
AndrewD@premiermail.net

Matthew Stepan, CCIM
Commercial Associate
MattS@premiermail.net

27400 Riverview Center Blvd., Suite #4
Bonita Springs, FL 34134
239.992.1200
www.premcomm.com



Premier COMMERCIAL

Knowledge. Experience. Relationships.

All information is deemed accurate but not guaranteed. Prices and availability subject to change without notice.



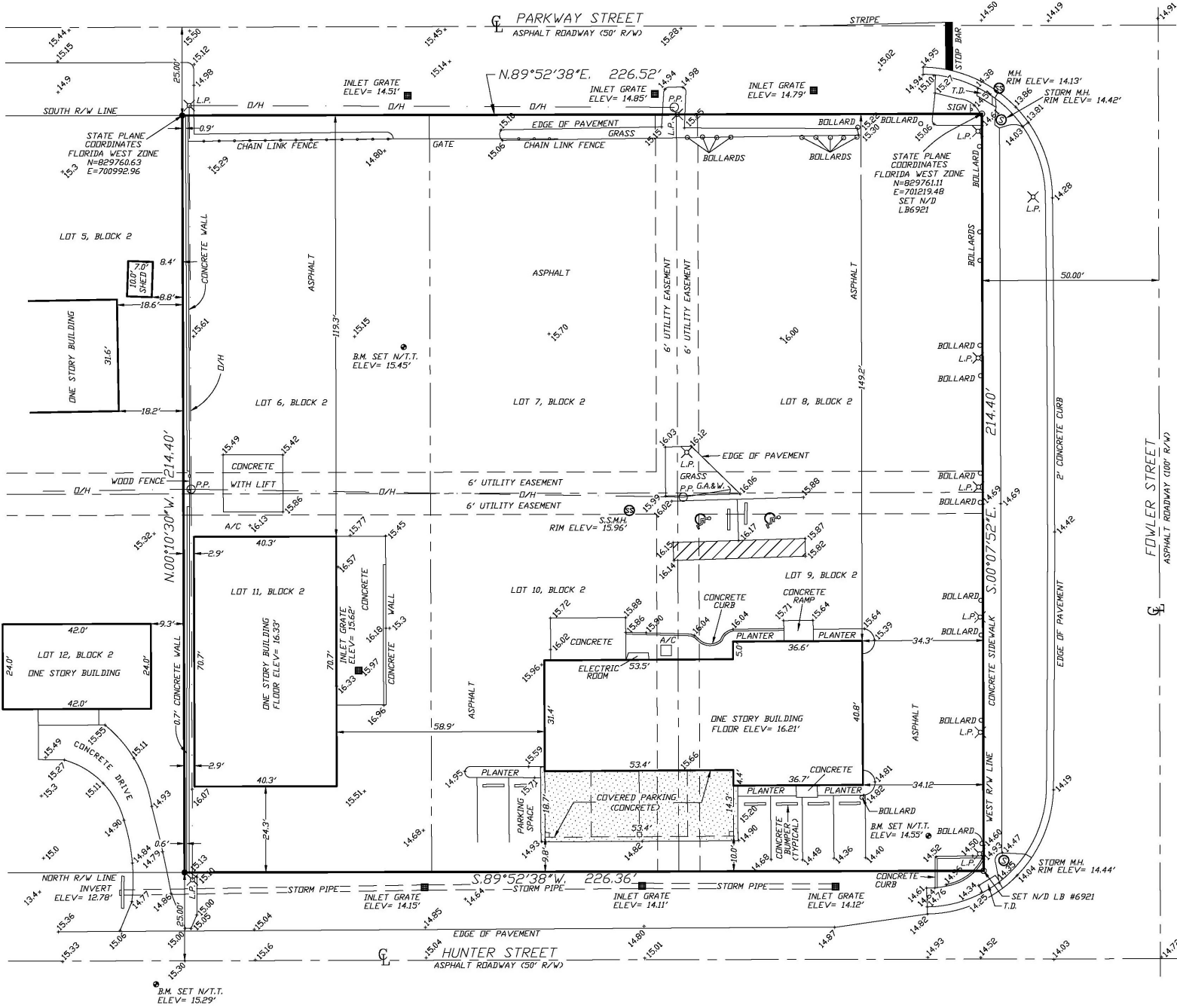
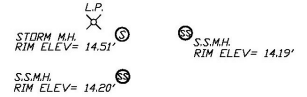
Premier COMMERCIAL

Knowledge. Experience. Relationships.

SURVEY

DESCRIPTION: (INSTRUMENT No. 2006000166981)

LOT 6, LOT 7, LOT 8, LOT 9, LOT 10 AND LOT 11, BLOCK 2, SOUTH GATE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 106, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.



Andrew DeSalvo, MBA, ALC
Commercial Broker
AndrewD@premiermail.net

Matthew Stepan, CCIM
Commercial Associate
MattS@premiermail.net

27400 Riverview Center Blvd., Suite #4
Bonita Springs, FL 34134
239.992.1200

www.premcomm.com



Premier COMMERCIAL

Knowledge. Experience. Relationships.

All information is deemed accurate but not guaranteed. Prices and availability subject to change without notice.