TURN-KEY AUTO REPAIR SHOP FREESTANDING INDUSTRIAL BUILDING



FOR SALE

16141 OLD US 41, FORT MYERS, FL 33912



PRICE:	\$750,000 @ \$168.92 PSF			
SIZE:	4,440± SF			
LAND SIZE:	0.36± Acre (125' x 125')			
LOCATION:	Off US 41, north of Island Park Road and just south of Youngquist Road			
ZONING:	IL – Light Industrial (Lee County) <u>Click here for zoning uses</u>			
F.L.U.:	CC - Commercial Corridor			
YEAR BUILT:	1978			
OH DOORS:	4 Overhead doors			
POWER:	3-Phase			
PARKING:	16 Spaces			
RE TAXES:	\$3,916.30 (2021)			
PARCEL ID:	01-46-24-01-0000C.004C			
ALL INSPECTIONS BY APPOINTMENT ONLY Offering includes a turn-key auto repair facility and caretakers living quarters with				
bedroom, bathroom and kitchen. Property features 4 drive-in bays, 2 lifts, repair area,				
spacious reception area with automatic electric door, 3 offices, breakroom, restrooms,				
surveillance system and a large fenced yard. Site has two access points and high				
visibility from Old US 41. Ideally located just off US 41, just north of Island Park				

Road in South Fort Myers. EUROCARS-European Car Service Specialist operated at this location since 2013.

CONTACT

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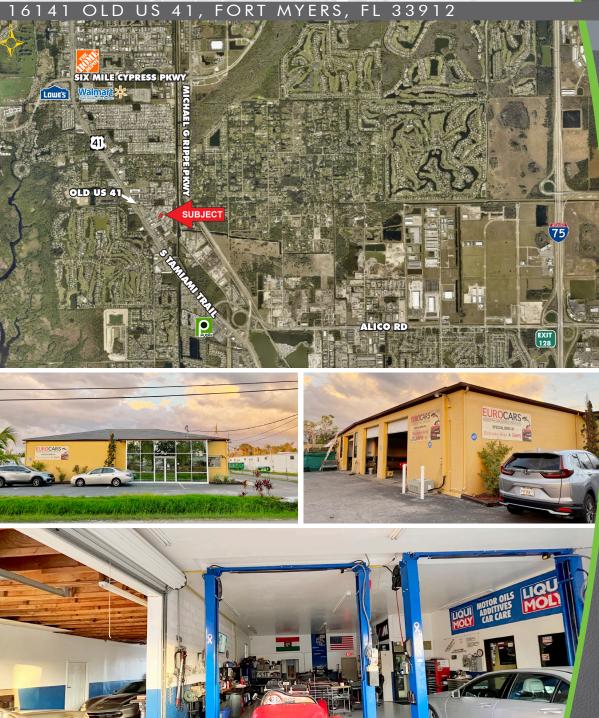
> 1100 Fifth Ave. S, Suite 404 Naples, FL 34102

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TURN-KEY AUTO REPAIR SHOP FREESTANDING INDUSTRIAL BUILDING

FOR SALE





HIGHLIGHTS

- 4 Drive-in bays
- 2 Lifts
- Large fenced yard
- Located just off US 41
- 4.8± miles west of I-75, Exit 128

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2022 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	
EST. POPULATION	2,942	35,233	119,407	Ть
est. Households	1,545	17,111	54,659	The CR cor
est. Median Household Income	\$70,031	\$78,563	\$71,865	or