

# 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) [Click here for zoning uses](#)

**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

**FRED KERMANI, CCIM, AIA**  
Partner

239.659.4960

[Fred.Kermani@CREConsultants.com](mailto:Fred.Kermani@CREConsultants.com)

[www.CREConsultants.com/FredKermani](http://www.CREConsultants.com/FredKermani)

12140 Carissa Commerce Ct, Suite 102  
Fort Myers, FL 33966

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

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### 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
EST. HOUSEHOLDS	1,545	17,111	54,659
EST. MEDIAN HOUSEHOLD INCOME	\$70,031	\$78,563	\$71,865

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