

FOR SALE – Commercial Mixed Use

2400 Palm Ridge Rd., Sanibel, FL 33957



DISCLAIMER: All photos in this presentation are prior to Hurricane Ian – September 28, 2022.

RE/MAX Realty Group | Commercial Division
7910 Summerlin Lakes Dr
Fort Myers, FL 33907
(239) 489-0444

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FOR SALE – Commercial Mixed Use

2400 Palm Ridge Rd., Sanibel, FL 33957

PURCHASE PRICE: \$2,600,000

Building Size: 9,000± SF

Strap #: 26-46-22-T2-0030E.0130

Land Size: 0.70± acres

Zoning: TCG – Town Center General Commercial District

Location: Corner of Palm Ridge Rd. and Wooster Ln. just off Periwinkle Way.

Building Information: 6,000± SF Ground Level Commercial Floor area
3,000± SF (6) 1BD, 1BA | 500± SF on the upper levels of the 2-story portions
Center has always been 100% occupied since 2003 when purchased by current owner
Re-plumbed since purchase in 2003
Installed underground water lines from the curb meters to the buildings
All apartments renovated in 2005 to present
Apartment appliances & mechanicals inspected/maintained quarterly
All new A/C systems installed for commercial and residential in March 2023
New Metal Roof on both 2-story buildings in 2018
Flat roof installed in February 2023
Strategically Located – Can Not Be Duplicated

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SANIBEL, FL

Sanibel is and shall remain a barrier island sanctuary, located along the Gulf Coast in sunny Southwest Florida.



J.N. "Ding" Darling National Wildlife Refuge, a way station for migratory birds and a home for manatees and dolphins



Paddle the Calusa Blueway, a featured trail in a network of water routes.



Welcome to the Seashell Capital of the World



138-year-old Sanibel Lighthouse survives Hurricane Ian. The Lighthouse was first lit on Aug. 20, 1884.



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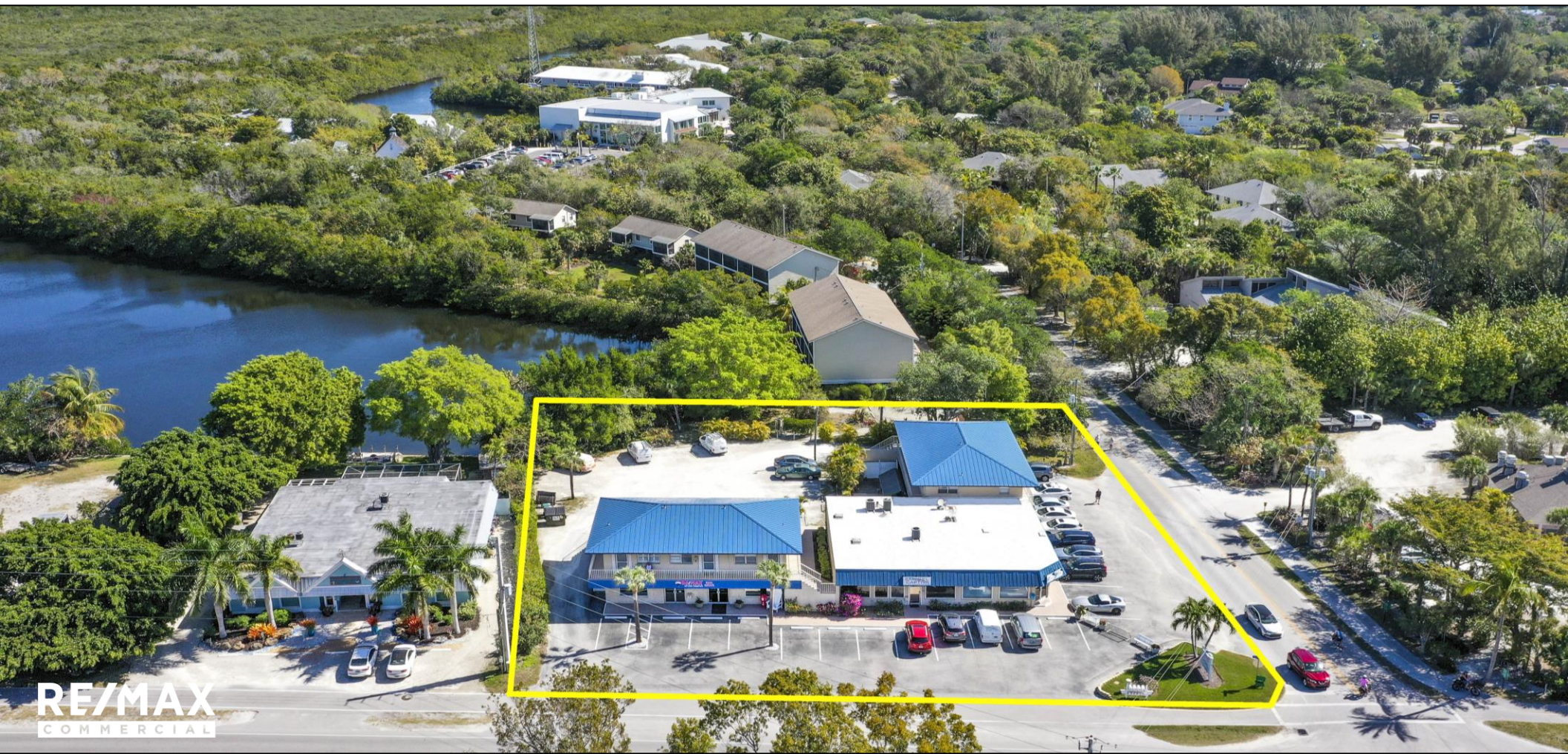


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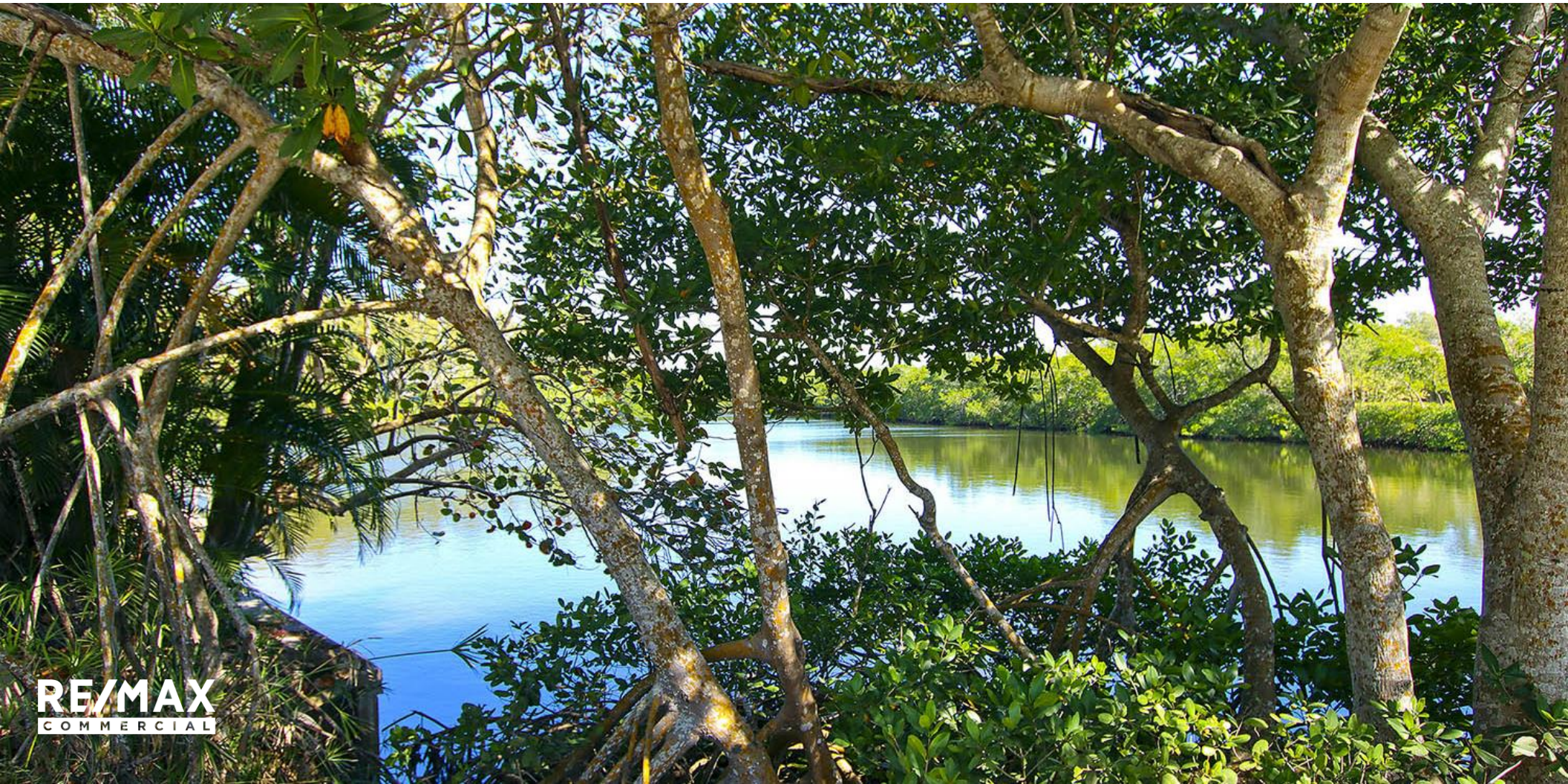


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SURVEY PLAT

OF LOTS 13 AND 14, BLOCK E
PALM RIDGE SUBDIVISION,
AS RECORDED IN PLAT BOOK 23 AT PAGE 57,
LYING IN SECTION 26 TOWNSHIP 46 SOUTH, RANGE 22 EAST,
CITY OF SANIBEL, LEE COUNTY, FLORIDA.

LEGEND:

- (C) = CALCULATED
- E = EAST
- (M) = MEASURED
- N = NORTH
- (P) = PLAT
- S = SOUTH
- W = WEST
- C.M. = CONCRETE MONUMENT
- C.B. = CATCH BASIN
- E.L. = ELEVATION
- T.E. = TANGENT ELEVATION
- I.P. = IRON PIPE
- I.R. = IRON ROD
- N/D = NAIL AND DISK
- O/H = OVERHEAD
- P.B. = PLAT BOOK
- P.O. = PAGE
- P.P. = POWER POLE
- C.L. = CENTERLINE
- R.O.W. = RIGHT-OF-WAY
- W.M. = WATER METER
- BLK. = BLOCK
- BRG. = BEARING
- C.B.S. = CONCRETE BLOCK STRUCTURE
- E.O.P. = EDGE OF PAVEMENT
- F.O.D. = FOUND
- P.U.E. = PUBLIC UTILITY EASEMENT
- T.O.B. = TOP OF BANK
- U.T.S. = UNITED TELEPHONE SYSTEMS
- BRK. = BROKEN
- C.A.T.V. = CABLE TELEVISION
- CONC. = CONCRETE
- P.C. = POINT OF CURVE

NOTES:

SURVEY AND BEARINGS BASED ON THE PLAT OF PALM RIDGE AS RECORDED IN PLAT BOOK 23 AT PAGE 57.
ELEVATIONS BASED ON N.G.V.D. OF 1929 AND U.S.C. AND G.S. BENCHMARK S-242.
PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS-OF-WAY (REGISTERED AND UNREGISTERED, WRITTEN AND UNWRITTEN). IRON RODS "SET" ARE 5/8" x 18" REBAR WITH YELLOW CAP BEARING CORPORATION NUMBER 4918.
UNDERGROUND IMPROVEMENTS, UTILITIES, AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.
THIS PLAT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION, OR THEIR ENTITY.
ROOF OVERHANG NOT SHOWN.
PARCEL LIES IN FLOOD ZONE A-12 WITH BASE FLOOD ELEVATIONS OF +10.0' AND +11.0'. THIS INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP 120402 0006 E, EFFECTIVE DATE 09/29/96 (INDEX DATED 09/29/96). THE F.I.R.M. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.
DATE OF LAST FIELD WORK: 11-10-03.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL STAMPED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOSEPH L. LUTZ
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION LS 3375

(FOR THE FIRM)
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

CERTIFIED TO:
- ARTHUR L. CORNAC AND SANDRA L. CORNAC AND THEIR SUCCESSORS AND/OR ASSIGNS
- WALTER F. KNUTZEN AND PATRICIA A. KNUTZEN AND THEIR SUCCESSORS AND/OR ASSIGNS
- ATLANTIC STATES BANK AND IT'S SUCCESSORS AND/OR ASSIGNS
- AVERY, WISHAM & WHELETT, P.A.
- ATTORNEYS TITLE INSURANCE FUND

CURVE DATA:
CURVE NUMBER 1
RADIUS= 23.33
DELTA= 96.30'00"
ARC= 101.58
TANGENT= 67.86
CHORD= 69.97
CHORD BRG. S.76°00'20"E.
CURVE NUMBER 2
RADIUS= 25.00
DELTA= 96.30'00"
ARC= 101.58
TANGENT= 67.86
CHORD= 69.97
CHORD BRG. S.76°00'20"E.

BOUNDARY SURVEY

Bean, Whitaker, Lutz & Kareh, Inc.
CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS

13041 WOOSTER BOULEVARD, SUITE 1, FORT MYERS, FLORIDA 33919 (239) 481-1331

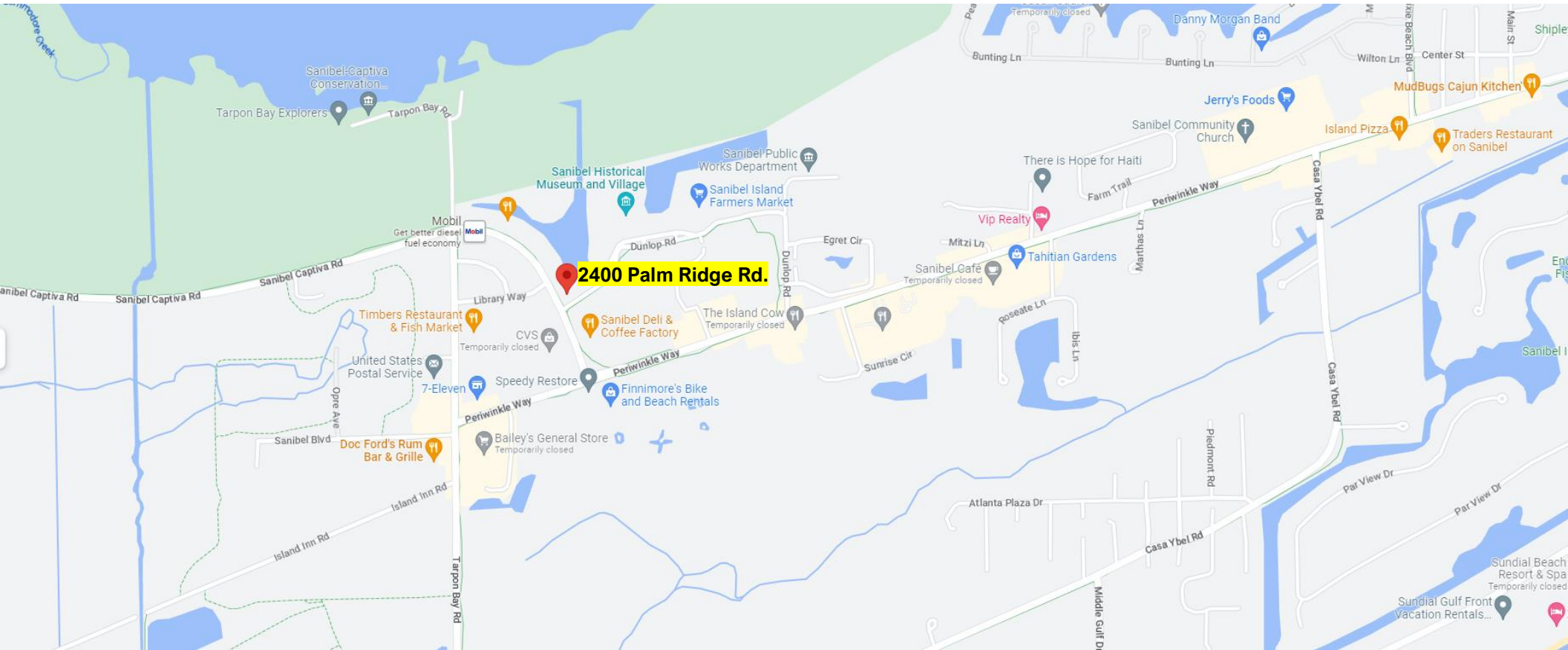
DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO.
03-19-92	27015	FJ	1"=20'	1 of 1	26-46-22

PLAT REVISED 11-18-03 TO SHOW UPDATE SURVEY. (34657)
PLAT REVISED 10-11-93 TO SHOW UPDATE SURVEY. (28368)

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