

FOR SALE – Investment Opportunity

2107/2119 Santa Barbara Blvd.

Cape Coral, FL 33991



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7910 Summerlin Lakes Dr
Fort Myers, FL 33907
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FOR SALE – 100% LEASED

**2107/2119 Santa Barbara Blvd.
Cape Coral, FL 33991**

PURCHASE PRICE: \$3,870,000

Total Building Size: 34,843± SF

Strap #: 24-44-23-C4-00930.0010

Cap Rate: 5.8%

Year Built: 2013

Location: Between Veterans Pkwy. and
Trafalgar Pkwy.

Zoning: C-1

- ❖ Current tenant is Heritage Charter Academy – Recently renewed 5-year lease (NNN)
- ❖ Real Estate Tax Exemption
- ❖ South Building (15,376± SF) – 9 classrooms, teachers lounge, cafeteria, 2 gyms, electrical room, front reception, janitorial
- ❖ North Building (19,467± SF) – 9 classrooms, lobby, computer lab, Admin offices, copy room

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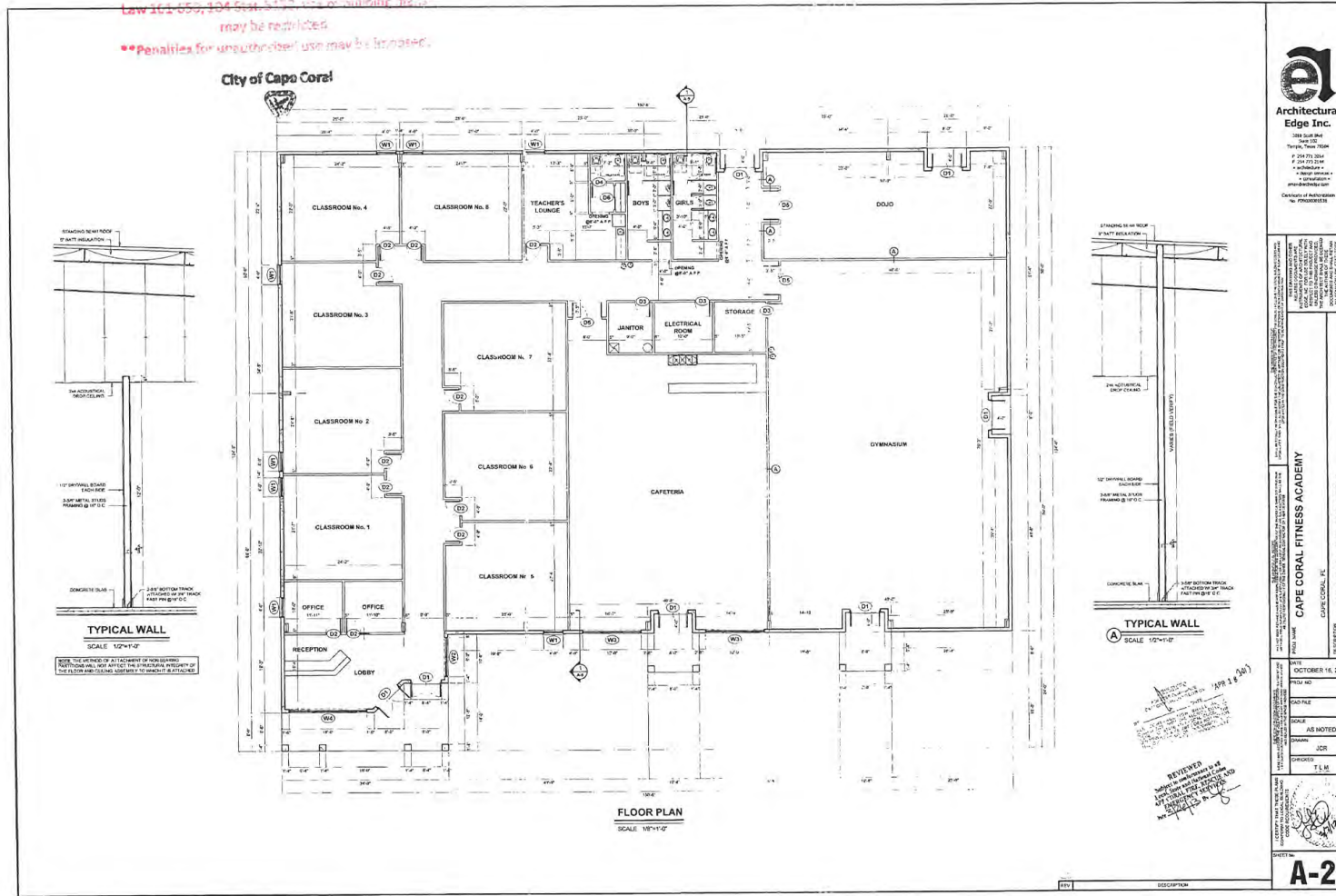


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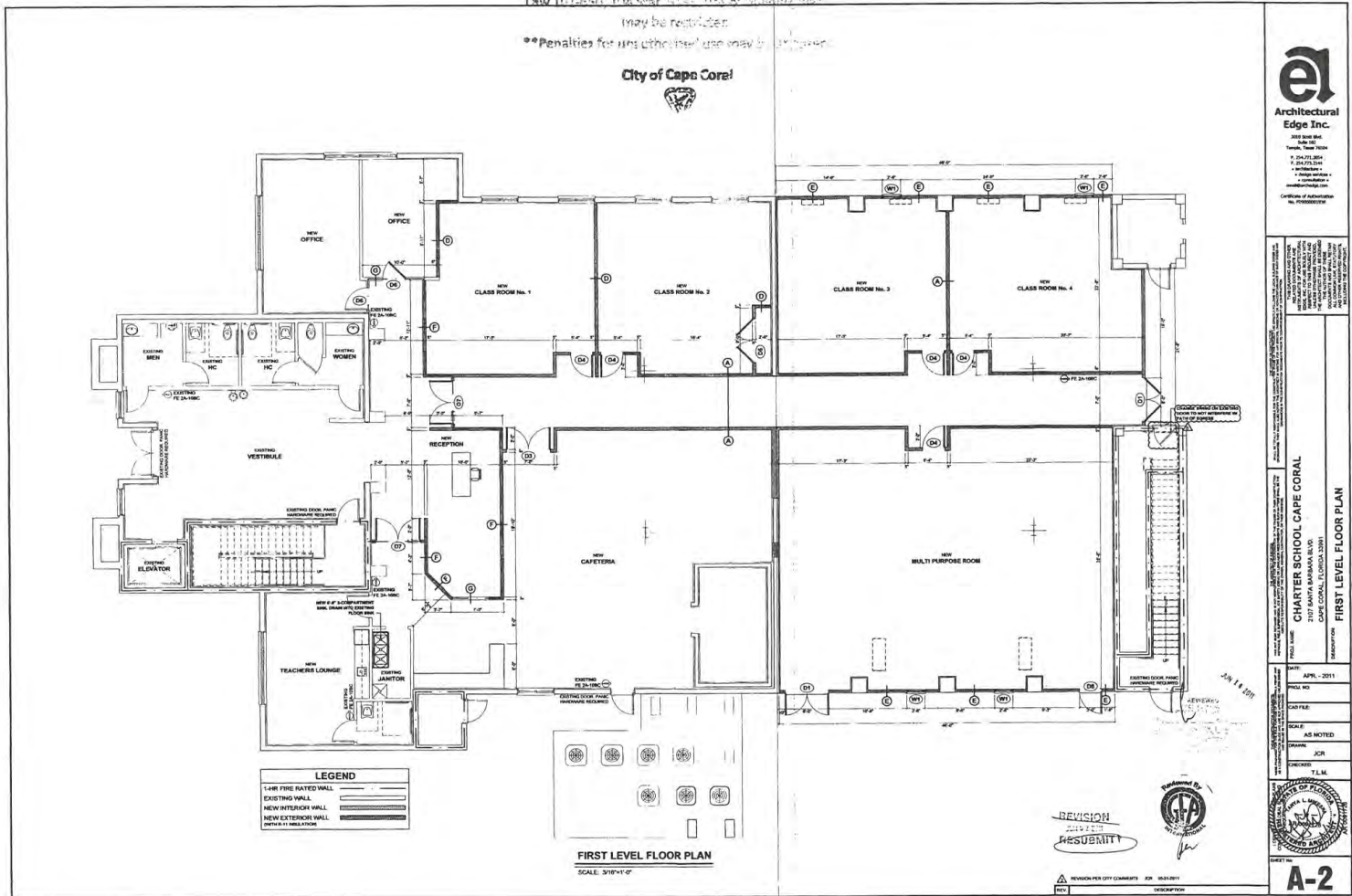
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<p>PROJECT: CHARTER SCHOOL CAPE CORAL 2107 SANTA BARBARA BLVD CAPE CORAL, FLORIDA 33904</p>	
DATE:	APRIL, 2011
SCALE:	AS NOTED
DRAWN BY:	JCR
CHECKED BY:	T.L.M.
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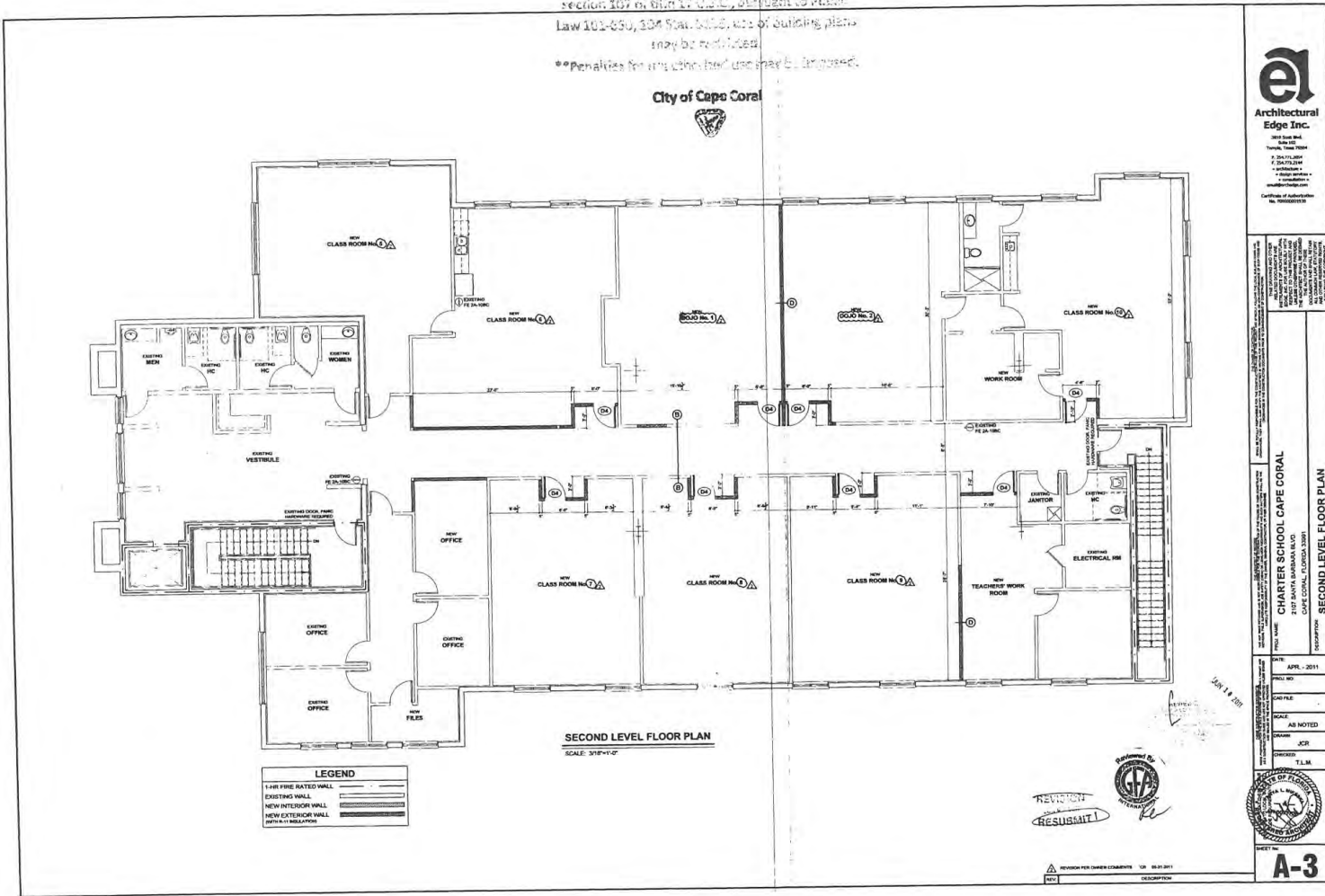


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Professional Seal of Architectural Edge Inc.

CHARTER SCHOOL CAPE CORAL
2107 SANTA BARBARA BLVD.
CAPE CORAL, FL 33991

DATE: APRIL 2011
PROJECT NO: 1104
DRAWN BY: JCR
CHECKED BY: TLM
SCALE: AS NOTED
REVISIONS:
NO. DESCRIPTION

REVISION
RESUBMIT

APR 14 2011

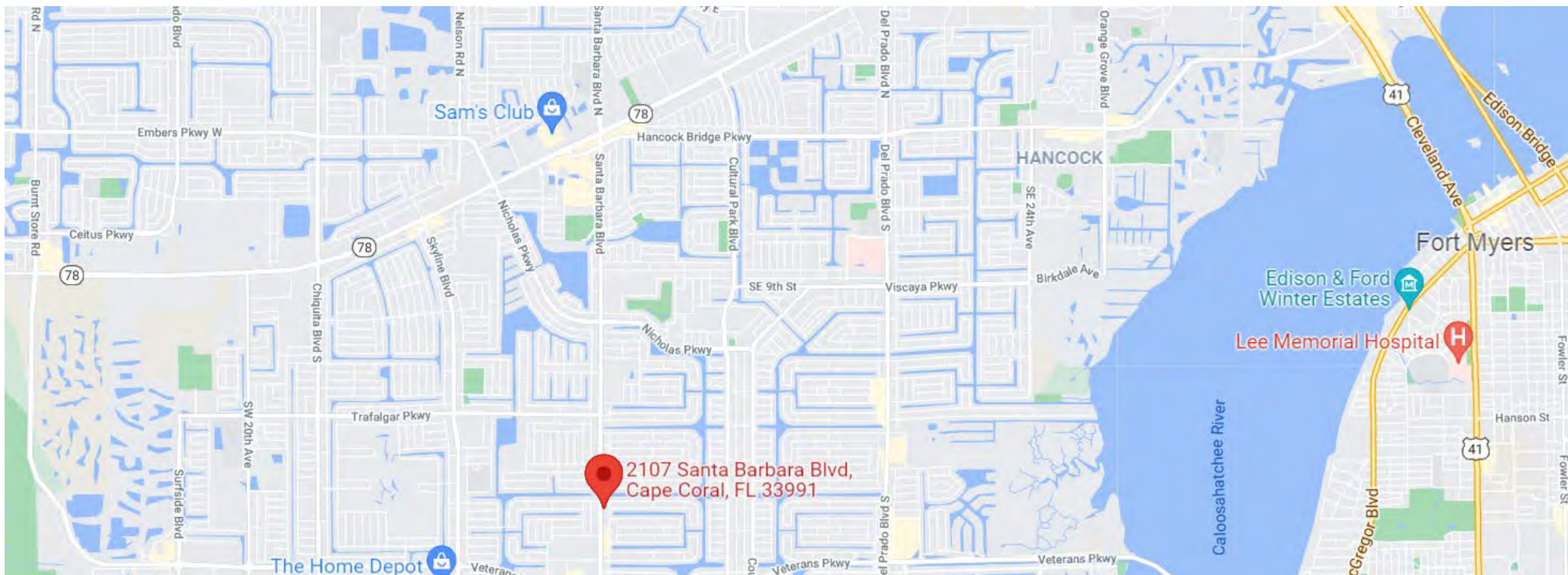


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