

INDUSTRIAL VALUE-ADD INVESTMENT

6.95% CAP RATE

FOR SALE

847-905 SE 9TH TERRACE, CAPE CORAL, FL 33990



CRE
CONSULTANTS

Commercial Real Estate Consultants, LLC

www.creconsultants.com



PRICE:	\$8,700,000 @ \$174 PSF
CAP RATE:	6.95% based on Pro Forma income as of 5/2024
SIZE:	50,000± SF on 1.89± Acres
LOCATION:	Just west of Del Prado Boulevard S, off of Viscaya Parkway
YEAR BUILT:	1981
ZONING:	I1 - Light Industrial (City of Cape Coral)
OCCUPANCY:	100%
PARKING:	1/1,000 SF + On street parking
O/H DOORS:	12' x 14'
EAVE HEIGHT:	24'
RE TAXES:	\$57,827 (2022)
PARCEL ID:	19-44-24-C1-00766.0200

INVESTMENT OPPORTUNITY

CRE Consultants professionally manages this 50,000± SF warehouse boasting 13 local tenants and a prime location in the Mid-Cape Industrial area, near Viscaya Parkway and Del Prado Boulevard. This pre-engineered metal building is fully sprinklered and features 3-phase 400 AMP power, 12' x 14' overhead doors and abundant natural light from new skylights. With the largest lease currently at below-market rents, soon to expire, this presents a compelling value-add opportunity for savvy investors. The owner has recently invested in numerous capital improvements, including a new \$700,000 TPO roof and skylights, LED lighting, fresh exterior paint, new overhead doors. Seller financing is available for qualified buyers for up to 45% of the purchase price at 6% interest only monthly payments.

CONTACT

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10/20/23

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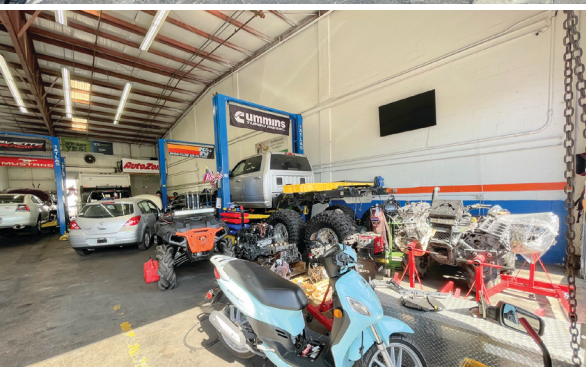
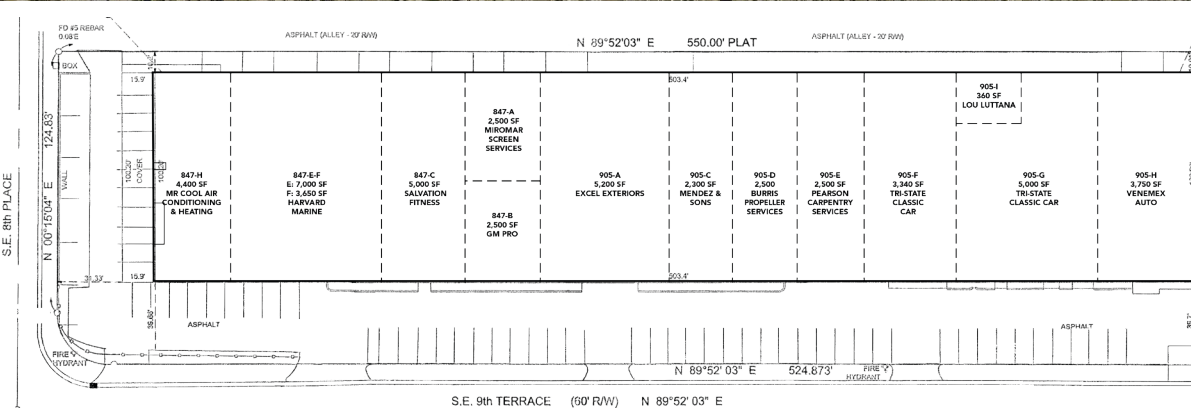
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HIGHLIGHTS

- New \$700,000 TPO roof & skylights
- Drive-thru building
- Fully sprinklered
- 3-phase power, 400 AMPS
- LED lighting
- 12' x 14' overhead doors
- Seller Financing
- Parking: 1/1,000 SF & on street parking
- 847H has a fenced yard with 16 parking spaces
- Site is situated in a Lee County Opportunity Zone, providing tax incentives to investors
- Close proximity to Cape Coral City Hall and Cape Coral Police Department
- Financials upon receipt of approved N.D.A.



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