



FOR LEASE

1711 SE 47TH TERRACE  
CAPE CORAL, FL 33904

- \* Stand Alone Building
- \* Front & Rear Building Entry/Parking
- \* Pylon/Marquee Signage
- \* Immediate Availability
- \* Generous Refresher/TI Allowance Available With Long Term Lease
- \* 2 Blocks East of Primary South Cape Coral Intersection
- \* 2+ Miles East of Cape Coral's Highly Anticipated Bimini Square Project

**Property Information:** This 2,009 sq. ft. stand alone veterinary clinic features a surgical suite, 3 exam rooms, lab area, designated kennel/wards, doctor's office, nurses station, IT/utility room, lobby, and reception/administrative areas with front and rear building parking (total of 12 spaces). Building and pylon signage available with SE 47th Terrace frontage with front and rear entry to building.

**Landlord is willing to provide a generous refresher/tenant improvement allowance for a long term lease (7+ years).**

**Immediate availability.**

**Monthly Base Rent:** \$3,934.29 + FL State Sales Tax/County Surtax

**Location:** Conveniently located in South Cape Coral at the foot of the Cape Coral bridge. Easily accessible from both Cape Coral Pkwy. E and Del Prado Blvd. S. Strategically built within 100 yards of Bank of the Ozark, The Post Office, a modern car wash, Culver's Restaurant and much more!

**Lease Rate:** \$23.50 NNN\*

\*PLUS OpEx, CAM and All Applicable FL Sales Tax

**Year Built:** 1979

**Zoned:** SC

**AADT (2022):**

**55,000** (Cape Coral Pkwy. E)

**40,500** (Del Prado Blvd. S)

CRANDALL COMMERCIAL GROUP

27499 Riverview Center Blvd., Suite 127

Bonita Springs, FL 34134

(239) 221-8481

[jay@jaycrandall.com](mailto:jay@jaycrandall.com)



The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawals and price change without notice. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification.