

FOR SALE or LEASE

STAND ALONE OFFICE/MEDICAL OFFICE BUILDING

1711 SE 47TH TERRACE, CAPE CORAL, FL 33904



**Property Information:** Currently built out as a veterinary clinic, this 2,009 sq. ft. stand alone building sits on a .36 acre lot and 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.

**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!

**Building Size:** 2,009 SF

**Land Size:** .36 Acres

**Sale Price:** \$995,000.00

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

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

**Property Taxes:** \$6,828.90 (2023)

**Parcel #:** 084524C400361.A340

**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

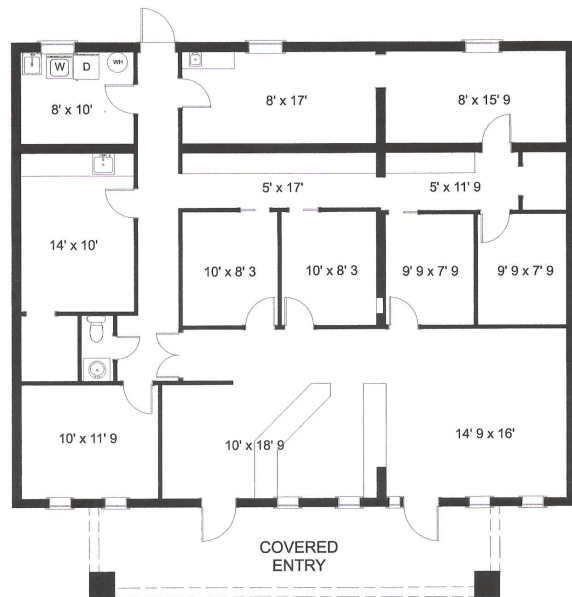
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- \* Stand Alone Office/Medical Office Building
- \* Currently Built Out As Veterinary Clinic
- \* Front & Rear Building Entry/Parking
- \* Pylon Signage
- \* Immediate Availability
- \* Generous Refresher/TI Allowance Available With Long Term Lease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

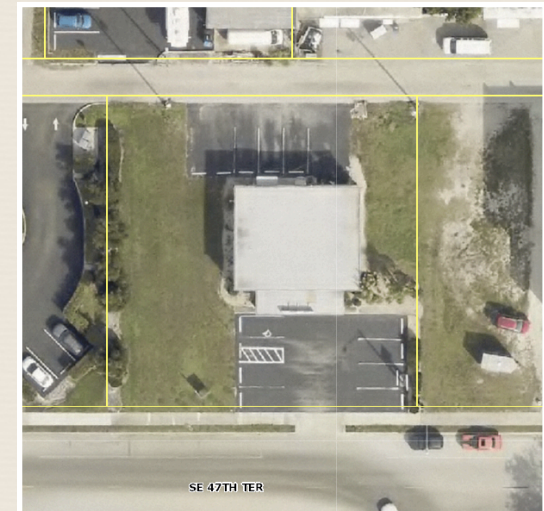


|                   |                     |
|-------------------|---------------------|
| TOTAL UNDER AIR   | 2021 sq. ft.        |
| Covered Entry     | 285 sq. ft.         |
| <b>TOTAL AREA</b> | <b>2306 sq. ft.</b> |



### Pylon Signage

### SE 47th Terrace Visibility



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