

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

Polyglass Re-Roof: 2022

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

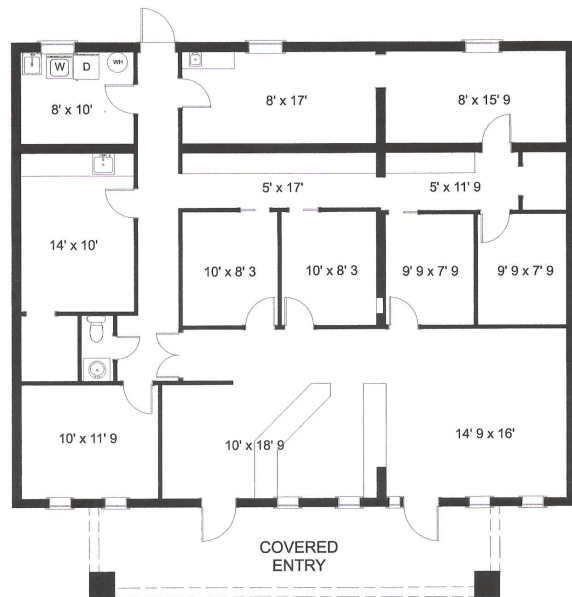
(239) 221-8481

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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

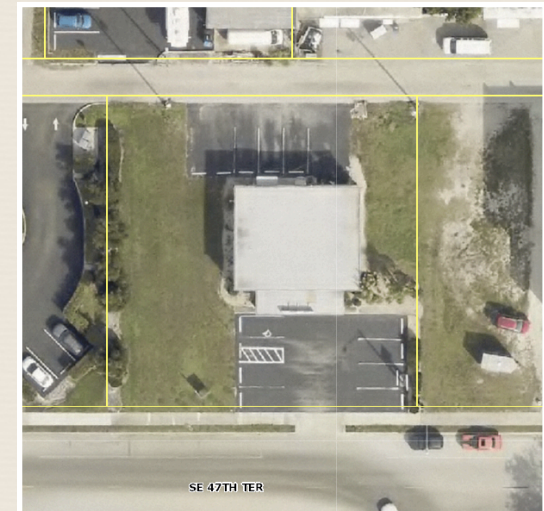


TOTAL UNDER AIR	2021 sq. ft.
Covered Entry	285 sq. ft.
TOTAL AREA	2306 sq. ft.



Pylon Signage

SE 47th Terrace Visibility



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