

**FOR  
SALE**

# BUILDINGS FOR SALE DOWNTOWN BONITA SPRINGS



**26930 Old 41 Road, Bonita Springs, FL 34135**

**Location:**

Located in the heart of Bonita Springs on the west side of Old US 41 just north of the Terry Street signalized intersection...with minimal setback from US 41 these buildings have excellent visibility and frontage. Ample space is available on the front of each building for good signage.

**Total Building Sq. Ft.:**

7,956 sq. ft.

**Total Land Area:**

1.48 Acres

**Parking:**

A generous parking configuration provides for parking on all four sides of the buildings with an additional parking area to the south of the Jordan's Catering building.

**Zoned:**

C1

**Opportunity:**

A great opportunity for an owner/user or redevelopment of the property.

**Price:**

\$663,371.28 or \$83.38/sf



**Jay Crandall, CCIM, Broker**

Crandall Commercial Group, LLC  
27499 Riverview Center Blvd. Suite 127  
Bonita Springs, FL 34134  
(239) 221-8481

The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal 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.



- 4,500 +/- SQ. FT.
- BUILT: 1979
- 10 FT. CEILING HEIGHT
- EXCELLENT ROAD FRONTAGE
- BUILDING SIGNAGE
- TENANT IN PLACE
- 1 YEAR REMAINING ON LEASE

- 3,456 +/- SQ. FT.
- BUILT: 1960
- INTERIOR REMODEL: 2006
- 8 FT. CEILING HEIGHT
- EXCELLENT ROAD FRONTAGE
- BUILDING SIGNAGE
- TENANT IN PLACE
- MONTH TO MONTH LEASE ARRANGEMENT



- TOTAL LAND AREA: 1.48 ACRES
- STRAP # 26-47-25-B4-0020H.0120 1.31 ACRES
- TAXES 2013: #12,076.36
- STRAP # 26-47-25-B4-0020H.0180 0.17 ACRES
- TAXES: 2013: \$593.09
- ADT: 2013 13,000



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