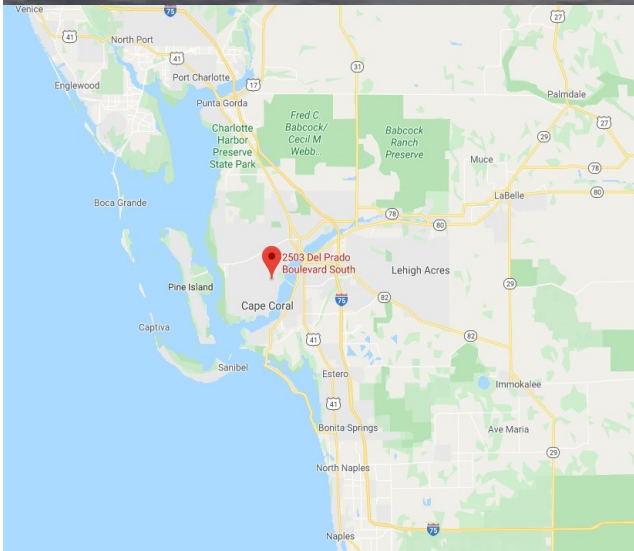




RE/MAX REALTY GROUP
 Commercial Division
 7910 Summerlin Lakes Dr.
 Fort Myers, FL 33907
 (239) 489-0444



FOR SALE - FOR LEASE
CLASS "A" BUILDING & LAND
2503 Del Prado Blvd. S, Cape Coral, FL 33904

Building Size: 55,499± SF | 1.99± Acres

Zoning: C1-Commercial

Year Built: 1990, Renovated in 2018

Strap #: 32-44-24-C1-0030A.0020

Purchase Price: \$5,900,000

Lease Price: \$8.50 - \$14.75/PSF + \$6.60 CAM

3 MONTHS FREE RENT

Up to 6,395± Contiguous Space Available



Property Description:

- Fully renovated professional building is available for sale and has office space for lease.
- Conveniently located just South of Midpoint Bridge and Veteran's Parkway on Del Prado Blvd.
- 136+ parking spaces and shared parking with church next door
- Electric, water and air conditioning included with CAM
- AADT: 45,100 (2019)

Example of Permitted Uses:

Banks/Financial | Business Offices (Groups I & II) | Contractors/Builders | Drug Store/Pharmacy | Health Care Facilities/Medical Office Insurance | Personal Services | Restaurants (Groups I, II, III & IV)



MICHAEL J. FRYE, CCIM|CEO
 Hall of Fame, Lifetime Achievement



Direct: (239) 281-0441
mfrye@ccim.net

Showings shall be in vacant units only by appointment. Listing Agent will be present for all showings. Current tenants are not to be disturbed during showings.





FOR SALE
2503 Del Prado Blvd.
Cape Coral, FL 33904



Michael J. Frye, CCIM
Direct: (239) 281-0441

Available Suites For Lease - 3 MONTHS FREE RENT

Unit	Size (SF)	Base Rent	CAM	Total Monthly Rent	Total Monthly CAM	Sales Tax (6.0%)	Gross Monthly Rental
100	4040	\$14.75	\$6.60	\$4,965.83	\$2,222.00	\$431.27	\$7,619.10
101	2355	\$14.75	\$6.60	\$2,894.69	\$1,295.25	\$251.40	\$4,441.34
201	1562	\$8.75	\$6.60	\$1,138.96	\$859.10	\$119.88	\$2,117.94
202	1683	\$8.75	\$6.60	\$1,227.19	\$925.65	\$129.17	\$2,282.01
402	1033	\$11.50	\$6.60	\$989.96	\$568.15	\$93.49	\$1,651.60
404	973	\$10.50	\$6.60	\$851.38	\$535.15	\$83.19	\$1,469.72

Suite 100



4th Floor



2nd Floor



Aerial View



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | (239) 489-0444
www.ftmyerscommercial.com | www.michaelifrye.com

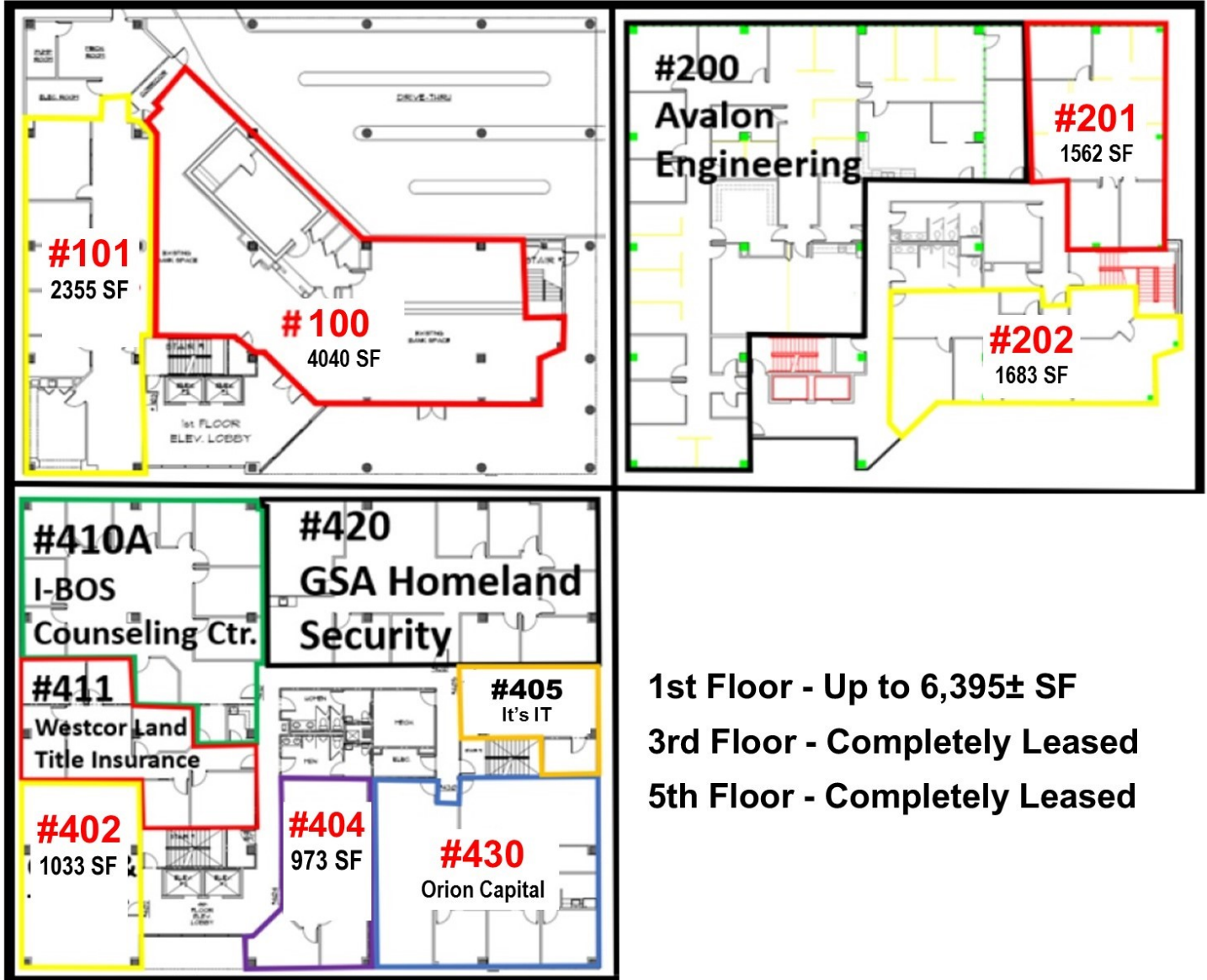
RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.



FOR SALE
 2503 Del Prado Blvd.
 Cape Coral, FL 33904



Michael J. Frye, CCIM
 Direct: (239) 281-0441



1st Floor - Up to 6,395± SF
3rd Floor - Completely Leased
5th Floor - Completely Leased

7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | (239) 489-0444
www.ftmyerscommercial.com | www.michaeljrye.com

