



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



FOR SALE - BUILDING & LAND
4120 Cleveland Ave.
For Myers, FL 33901

Building Size: 8,189± SF | .53± Acres

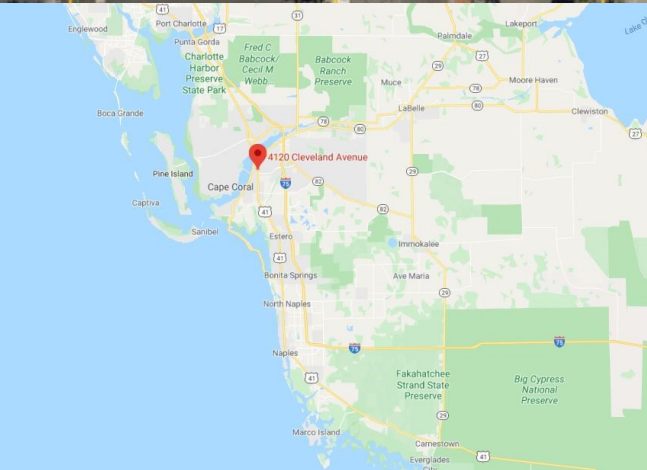
Zoning: C1-Commercial

Year Built: 1970

AADT: 49,000

Strap #: 35-44-24-P3.00068.0090

Purchase Price: \$1,195,000 **CAP RATE:** 10.81%



PROPERTY DESCRIPTION:

Courtney Plaza is located on the main North/South business thoroughfare (US 41) and directly across from the EDISON MALL and on the same signalized intersection as entrance to Mall.

This location has great visibility which creates more tenant interest. Excellent pylon and marquee signage. **FULLY LEASED.**

The property has been renovated in 2017 and 2018 with a whole new roof, exterior paint job plus one unit in 2018.

REQUEST OM - CONFIDENTIALITY AGREEMENT REQUIRED



MICHAEL J. FRYE, CCIM|CEO
 Hall of Fame, Lifetime Achievement
 Direct: (239) 281-0441
mfrye@ccim.net

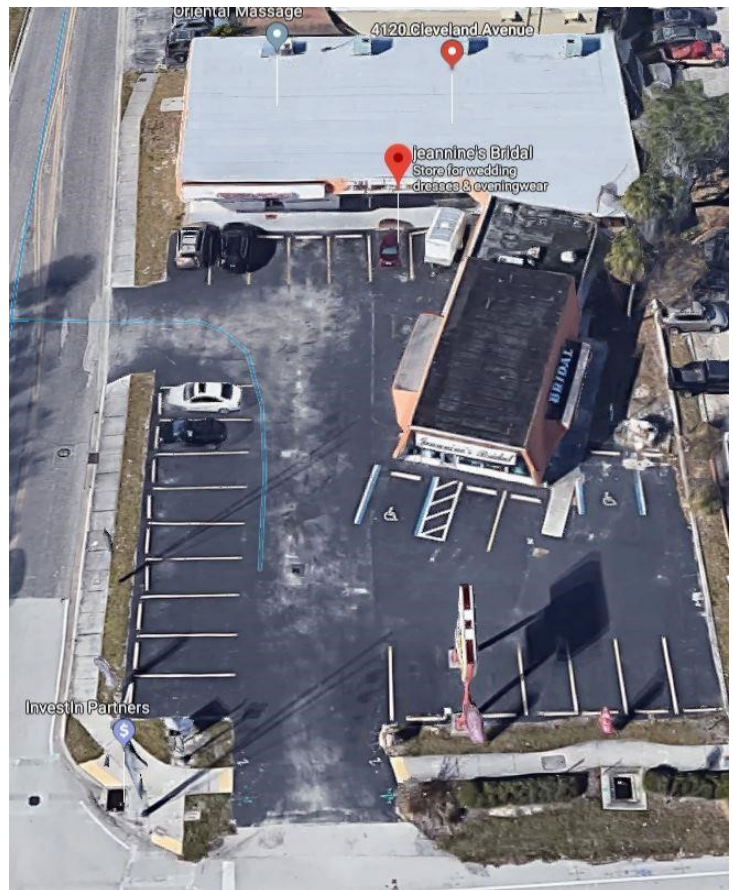




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www.ftmyerscommercial.com | www.michaeljrye.com