



SALE

2191 TAMIAMI TRAIL

2191 Tamiami Trail & 740 Mirado Lane, Port Charlotte, FL 33948



OFFERING SUMMARY

Sale Price:	\$500,000
Cap Rate:	7.7%
NOI:	\$38,517
Lot Size:	0.4 Acres
Year Built:	1974
Building Size:	3,360 SF
Renovated:	2018
Zoning:	CG & RSF3.5 (PD)
Market:	SW Florida
Submarket:	Port Charlotte Punta Gorda
Traffic Count:	55,000
Price / SF:	\$148.81

PROPERTY OVERVIEW

Building is comprised of two fully leased space. Site has excellent visibility with North & South access via the signaled intersection at Forest Nelson Blvd.

Sale includes a 1/4 acre parcel that can be used as parking should the new owner decide to add GLA at a future date. Recently renovated building has been inspected and is in excellent condition.

LOCATION OVERVIEW

Located on US-41 just north of Forrest Nelson Blvd.

PROPERTY HIGHLIGHTS

- Fully leased Investment Property with a 7+ CAP rate
- 1/4 acre additional lot offers expansion potential for future owner.
- North & South Bound US 41 access via Forest Nelson Blvd.

PROPERTY WEBSITE

[Click Here](#)

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