



investment
properties
corporation

FOR SALE

available

\$2,650,000

CEDAR RIDGE
25270 Bernwood Drive
Bonita Springs, FL 34135

Rare investment opportunity in Bonita Springs. Multi Tenant industrial zoned property with 11 units ranging in size from 1,873 to 5,041 square feet. Assumable \$1,000,000 non recourse loan at 4.5% for 15 years for 1% transfer fee.

Lot Size: 1.63 acres 71,003 SF

Zoning: Bernwood PUD

Building Size: 23,836 SF (11 units)

Year Built: 2002

#1 - 1,873 SF

Eave Height: 16'

#2 - 2,103 SF

Garage Doors: 11 - 12' X 12'

#3 - 2,103 SF

RE Taxes: \$16,772 (2017 proposed)

#4 - 2,011 SF

Bernwood Assoc.: \$9,800/yr. (2016)

#5 & 6 - 5,041 SF

Projected 2018 NOI: \$170,718

#7 - 2,521 SF

Projected 2019 NOI: \$185,839

#8 - 2,103 SF

#9 - 2,103 SF

#10 - 2,103 SF

#11 - 1,873 SF

Construction: Concrete Block

CONTACT
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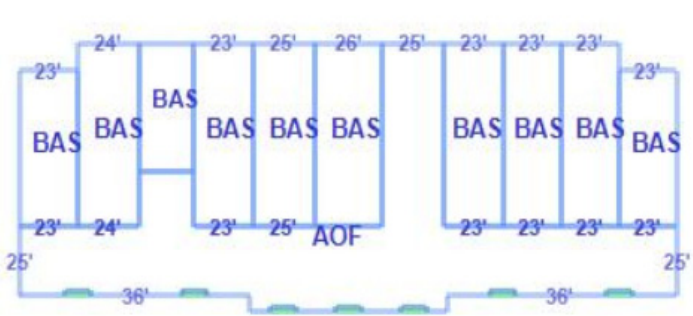
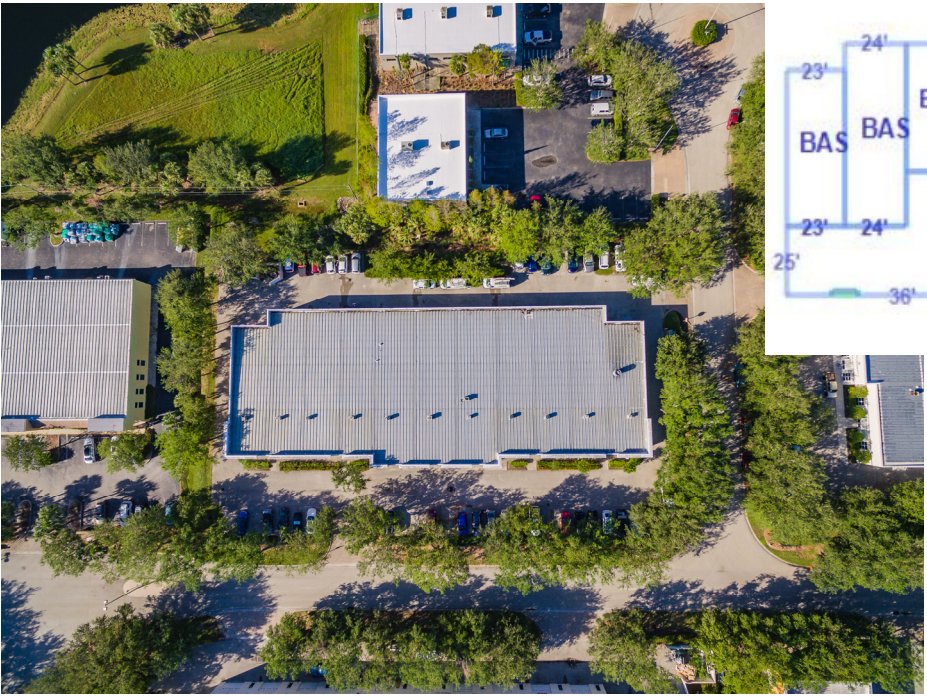
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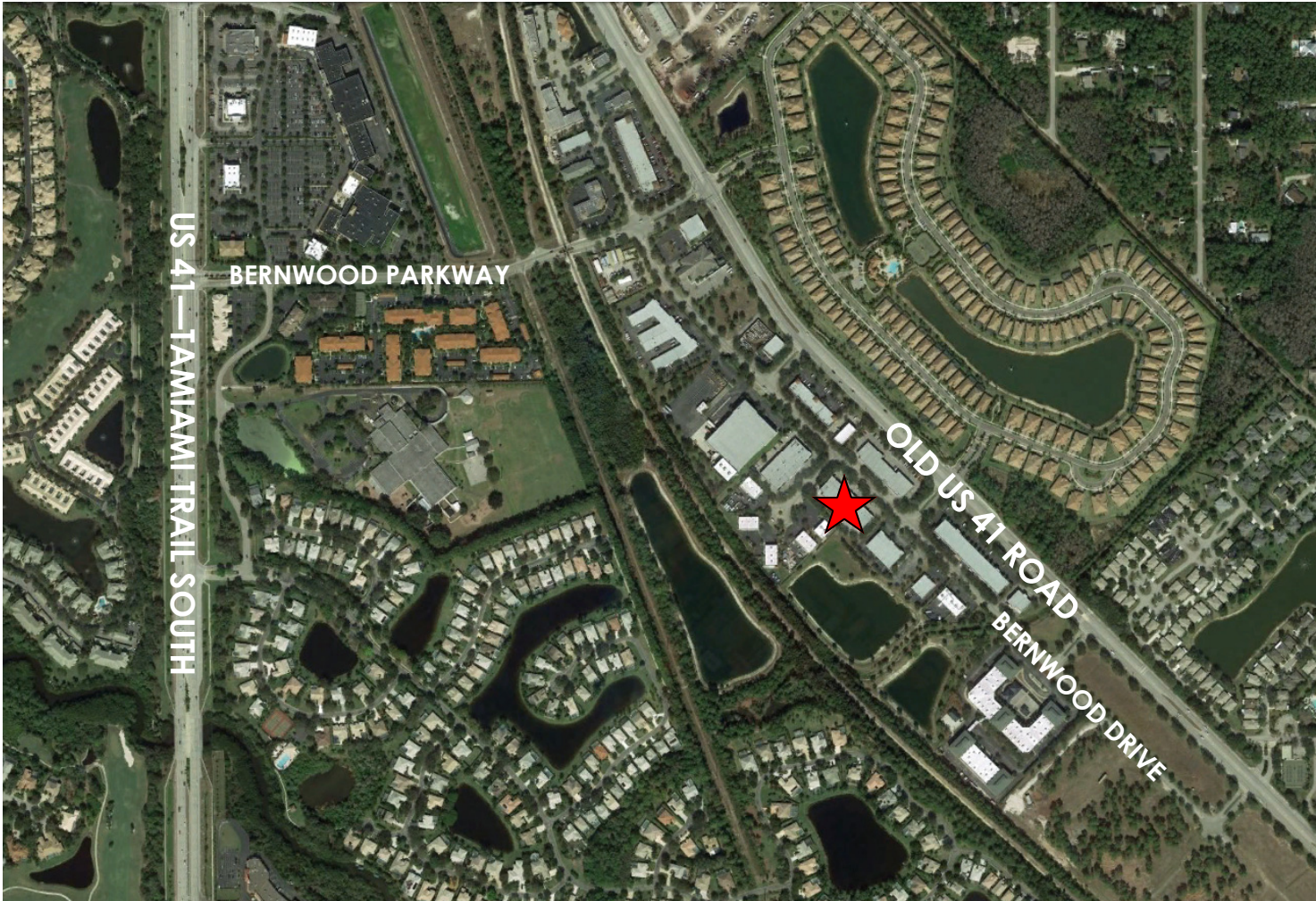
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Licensed Real Estate Broker

The statement 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.



CLICK HERE FOR LINK TO GOOGLE MAPS: <https://goo.gl/maps/>



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