

6,827 SF 4 Unit Building Just Off Metro Parkway

PRESENTED BY:
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RE/MAX Realty Group
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- Location:** 2588 Tara Lee, off Metro Pkwy between Hanson & Winkler
- Building:** 6,827 SF Building (40' X 171'), Four total units, each includes offices and bathroom, 1 unit includes a shower.
- Strap #** 30-44-25-P1-00104.003A
- Land:** 25,200 SF 120' x 210', Zoned IL (Light Industrial)
- Utilities:** County Water and Septic (Sewer available at Metro)
- Comments:** Fenced yard, ample asphalt parking, great location, ready to move in. Occupy 1 or more units leasing the balance?
- Pricing:** **\$575,000 Price Reduced**

The Miller Alliance
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Additional details or a complete package are available at www.milleralliance.com

Although obtained from sources deemed reliable, this information is not warranted and should be verified by any interested party. All dimensions and amounts are approximate and subject to prior sale, lease, withdrawal and price change without notice.

ENVIRONMENTAL LAND SERVICES, INC.

3677 CENTRAL AVENUE SUITE G
 FORT MYERS, FLORIDA 33901
 PHONE: (239) 274-8022 ELS
 FAX: (239) 274-8019 LB 5986

STRAP #: 30-44-25-P1-00100.0285
 Improved Commercial
 #3150 Metro Parkway

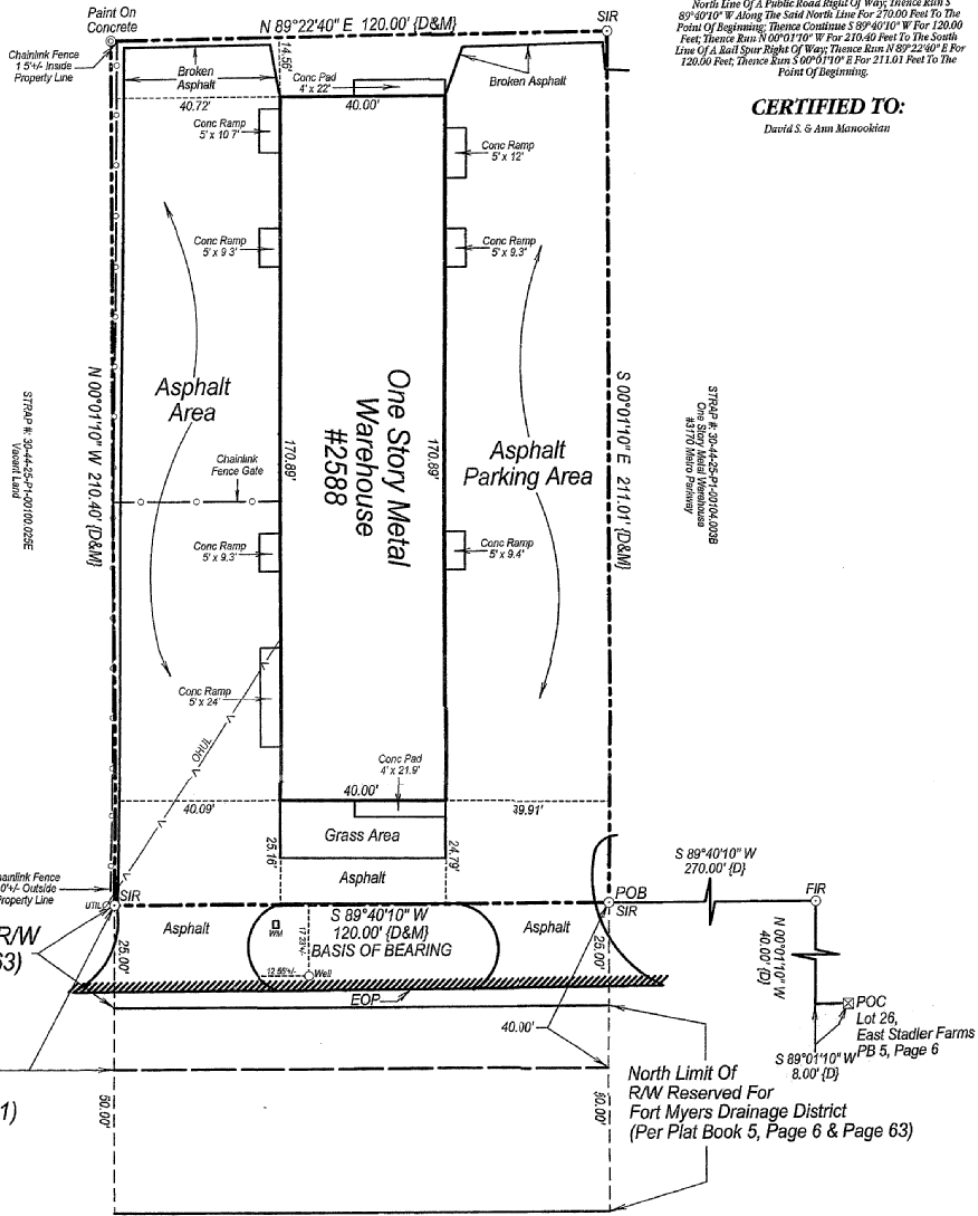
BOUNDARY SURVEY:

A Parcel In Lot 26, East Stadler Farms, According To The Plat Thereof Recorded In Plat Book 5, Page 6, Of The Public Records Of Lee County, Florida, More Particularly Described As Follows:

Commence At The Southeast Corner Of Said Lot 26, Thence Run S 89°01'10" W For 8.00 Feet To The West Right Of Way Line Of Hardee Road; Thence Run N 00°01'10" W For 40.00 Feet To The North Line Of A Public Road Right Of Way; Thence Run S 89°40'10" W Along The Said North Line For 270.00 Feet To The Point Of Beginning; Thence Continue S 89°40'10" W For 120.00 Feet; Thence Run N 00°01'10" W For 210.40 Feet To The South Line Of A Rail Spur Right Of Way; Thence Run N 89°22'50" E For 120.00 Feet; Thence Run S 00°01'10" E For 211.01 Feet To The Point Of Beginning.

CERTIFIED TO:

David S. G Ann Marwickian



Alfred J. Watson
ALFRED J. WATSON
 PROFESSIONAL SURVEYOR AND MAPPER
 #2330 - STATE OF FLORIDA

ABBREVIATIONS:

(C) = CALCULATED	ORR = OFFICIAL RECORDS BOOK
CONC = CONCRETE	PLAT BOOK = PLAT BOOK
(D) = DEED	POB = POINT OF BEGINNING
DB = DEED BOOK	POC = POINT OF COMMENCEMENT
EXP = EDGE OF PAVEMENT	R/W = RIGHT-OF-WAY
FIR = FOUND IRON ROD	SR = SET IRON ROD
FLN = FOUND	UTL = UTILITY POLE
(H) = HORIZONTAL	WM = WATER METER
OHSL = OVERHEAD UTILITY LINE	

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This Sketch of Survey is Not For Design, Not For Construction, Not For Fence Construction.

This Survey is Not Valid 90 Days After The Date Of Signature. NORTH: Underground Encroachments Not Located. Note: This Sketch Does Not Reflect or Determine Ownership. This Sketch is Not an ALTA/ACSM Land Title Survey. Photocopying Forbidden, Copyrighted Material.

- NOTES:**
1. Description as furnished by Client. No search of the Public Records was conducted by this firm.
 2. Elevations as shown are based on ELEV. 1929 datum unless otherwise stated.
 3. Bearings are based on Plat or Deed.
 4. Encroachments are based on Plat.
 5. There may be other easements not shown herein recorded in the Public Record of Governing County.
 6. No determination of Encroachments/Title Matters have been made by this firm.
 7. Signer's liability only up to the cost of the survey.
 8. This Survey is protected by Copyright and All Rights Are Reserved.
 9. Not Valid without signature and Raised Seal.

Date of Field Survey: 04/28/2017	Community Number: 125124	Parcel: 0350	Suffix: B	BEARINGS SHOWN HEREON ARE BASED ON: Southerly Most Property Line Per Deed Being S 89°40'10" W, (Assumed)
Scale: 1" = 20.00'	Effective Date: 09/19/1984	Firm Name: E	Elevation: N/A	DRAWN BY: JAR
Base Of Signature: 04/23/2017	This Survey Is Not Valid 90 Days After The Date Of Signature	Checked By: RAW	Job Number: 2007-1090	

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