



COMMERCIAL BUILDING

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<u>ADDRESS:</u>	1624 NE 10th Terrace Cape Coral Florida 33909
<u>PROPERTY SIZE:</u>	12,000 SF 100 x 120
<u>IMPROVEMENTS:</u>	3,200 SF 2 unit CBS commercial building 1,600 SF each side
<u>UTILITIES:</u>	All City of Cape Coral
<u>PRICE:</u>	\$412,500
<u>ZONING:</u>	Corridor City of Cape Coral
<u>STRAP:</u>	05-44-24-C4-03552.0070
<u>COMMENTS:</u>	Located directly behind Lowe's off Del Prado. Brand new building. Ideal for owner/user/investor. Listed well below current MAI appraisal. Bank owned and ready to sell.

