



OFFICE BUILDING

Millard Brown
RE/MAX Realty Group
7910 Summerlin Lakes Dr.
Fort Myers, Florida 33907
Office (239) 437-5034
Fax (239) 437-1641
millard@ftmyers.com



The information contained herein was obtained from sources deemed reliable, and while believed correct, is offered subject to errors and omissions, price changes and prior sale without notice.

<u>ADDRESS:</u>	1505 SE 40th Street Cape Coral Florida 33904
<u>PROPERTY SIZE:</u>	23,750 SF
<u>IMPROVEMENTS:</u>	Two story office building 7,980 SF gross area 7,410 SF net useable
<u>PRICE:</u>	\$1,650,000
<u>UTILITIES:</u>	All City of Cape Coral
<u>ZONING:</u>	PO City of Cape Coral
<u>COMMENTS:</u>	Two story well maintained pride of ownership property. One block off Del Prado close to downtown Cape Coral. Extensive landscaping, irrigation system generator and other amenities. Partially leased.

