

RE/MAX

COMMERCIAL

OFFICE WAREHOUSE/CONDO

Millard Brown

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<u>ADDRESS:</u>	5751 Youngquist Road Unit A Fort Myers Florida 33912
<u>PROPERTY SIZE:</u>	Approximately 14,000 SF
<u>IMPROVEMENTS:</u>	6,300 CBS condo building with three units and a fenced yard Unit A 3,150 SF office/warehouse Unit B 1,575 SF office/warehouse Unit C 1,575 SF office/warehouse
<u>PRICE:</u>	\$625,000
<u>ZONING:</u>	C-2
<u>UTILITIES:</u>	Water Septic
<u>STRAP #:</u>	36-45-24-04-0000.00A0
<u>COMMENTS:</u>	Excellent south Fort Myers location. Well developed industrial park. Fenced yard. Approximately 7,000 sf. Condo association. One unit is leased. Ideal for owner/user operation.

