



INVESTMENT PROPERTY

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<u>ADDRESS:</u>	11000 Gulf Coast Print Way Fort Myers Florida 33908
<u>PROPERTY SIZE:</u>	86,701 sf 1.99 acres
<u>IMPROVEMENTS:</u>	20,260 CBS building fully air conditioned
<u>PRICE:</u>	\$1,250,000
<u>ZONING:</u>	Warehouse/Distribution
<u>UTILITIES:</u>	Water/Septic
<u>COMMENTS:</u>	Excellent investment property well leased with personal guarantees Building in excellent condition. Call for appointment. NOI for 2009 \$97,500.

