

COMMERCIAL PROPERTY Southwest Florida

418 SW 47th Ter. Cape Coral, FL 33914

FOR SALE



- Two-story medical/professional office Building
- Includes a nurse's station, reception, waiting room, x-ray and more
- Easy access to Fort Myers via the Cape Coral Parkway Bridge
- Move-in ready
- Ample parking
- Close Proximity to many restaurants, shops, and marinas
- Includes an exercise room, locker rooms, and a lounge for employees
- Leasing availability



PROPERTY	DETAILS
Sale Price	\$1,550,000
Price PSF	\$162.56
Building Size	9,535 <u>+</u>
Year Built	1991
Parking Ratio	4.63/1,000 SF + User Garage (2 spaces)
Zoning	P (CCC)
Submarket	Cape Coral
Land Area	30,000 <u>+</u> SF
Parcel #	11-45-23-C4-01700.0330

For more information, please contact:

GARY TASMAN Principal Broker 239.489.3600 gtasman@cpswfl.com

SHAWN STONEBURNER **Senior Director** 239.489.3600 sstoneburner@cpswfl.com

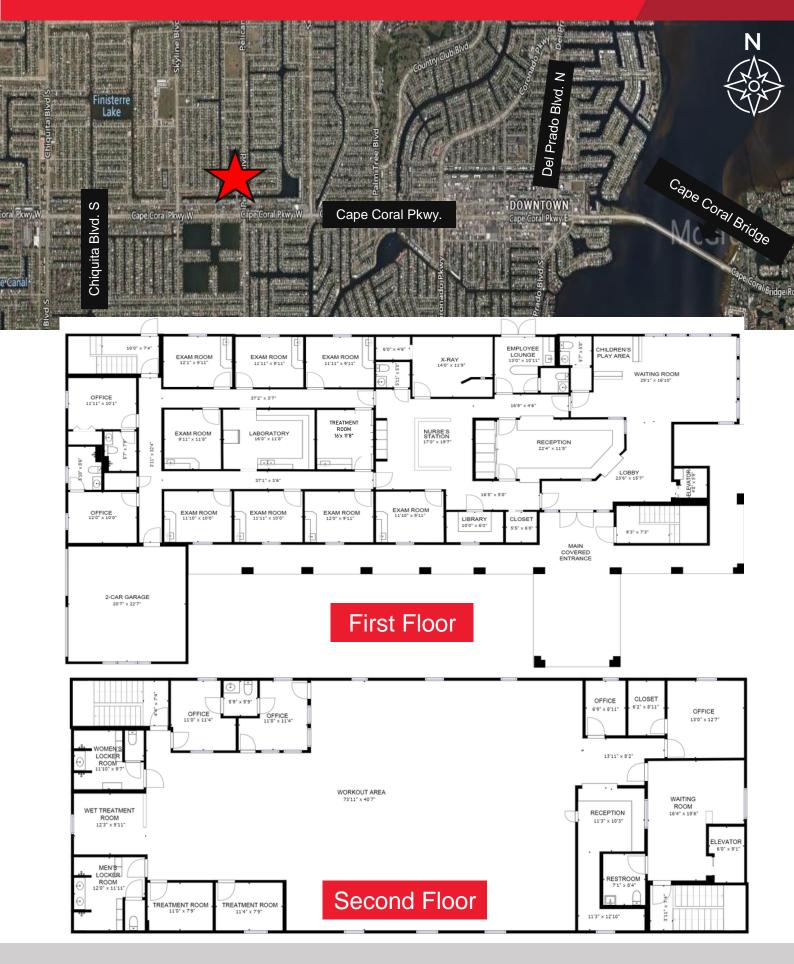
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