



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL PROPERTY
Southwest Florida**

418 SW 47th Ter.
Cape Coral, FL 33914

FOR SALE



Property Highlights

- 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	\$1,695,000
Price PSF	\$177.77
Building Size	9,535 ±
Year Built	1991
Parking Ratio	4.63/1,000 SF + User Garage (2 spaces)
Zoning	P (CCC)
Submarket	Cape Coral
Land Area	30,000± SF
Parcel #	11-45-23-C4-01700.0330

Laboratory

Nurse's Station

Exam Room

For more information, please contact:

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