

# SALE/ LEASE

## AUTO SALES LOT BOY SCOUT & US 41



### PROPERTY FEATURES

- Location: 1855 Boy Scout Drive, Fort Myers, FL 33907
- Strap #: 02-45-24-P3-00200.0070
- Zoning: B-2, City of Fort Myers
- Land Size: 2.19± Acres (95,233.92± SF)
- Building Size: Building #1 - 5,962± SF  
Building #2 - 2,475± SF (+1,456± carport)
- Comments: The property has frontage on Boy Scout Drive, Ramsey Way & Clayton Court and is signalized at Boy Scout Drive & Ramsey Way. The property also has a 30' high electronic reader board for signage and over 50 parking spaces. The average daily traffic count (AADT) for 2008 was 28,500.
- **SALE PRICE REDUCED TO \$1,450,000.00**
- **LEASE RATE: \$10,000 PER MONTH GROSS + SALES TAX**

For More Information Contact:

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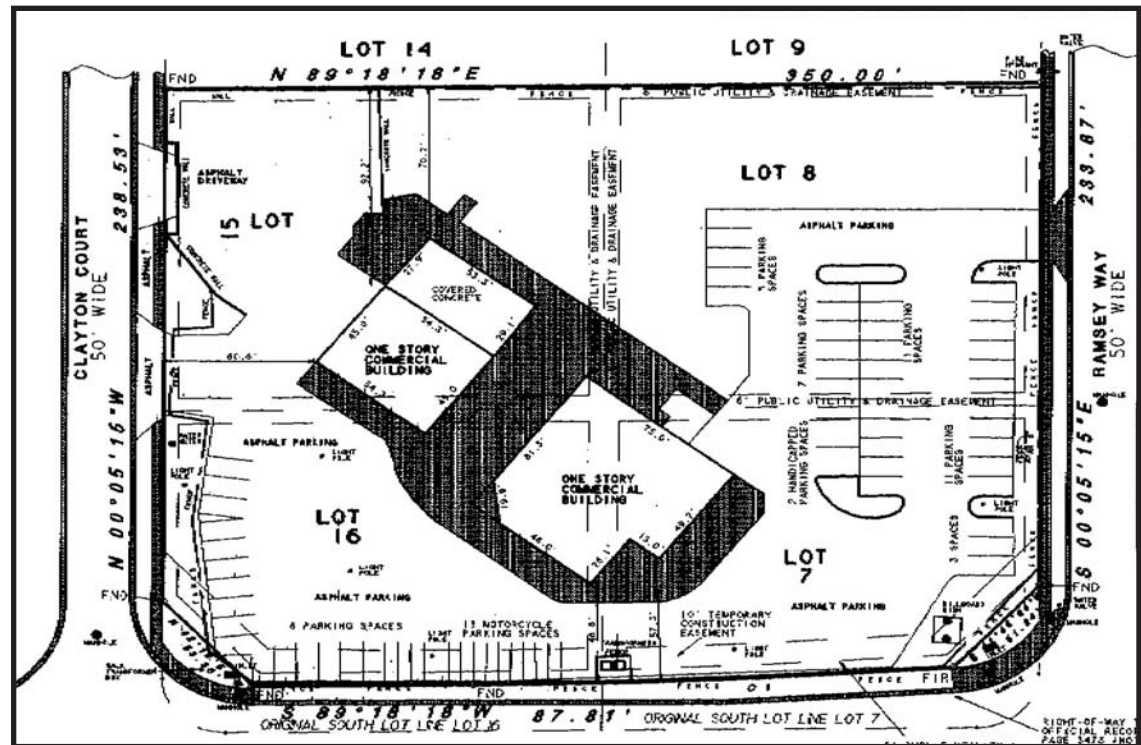
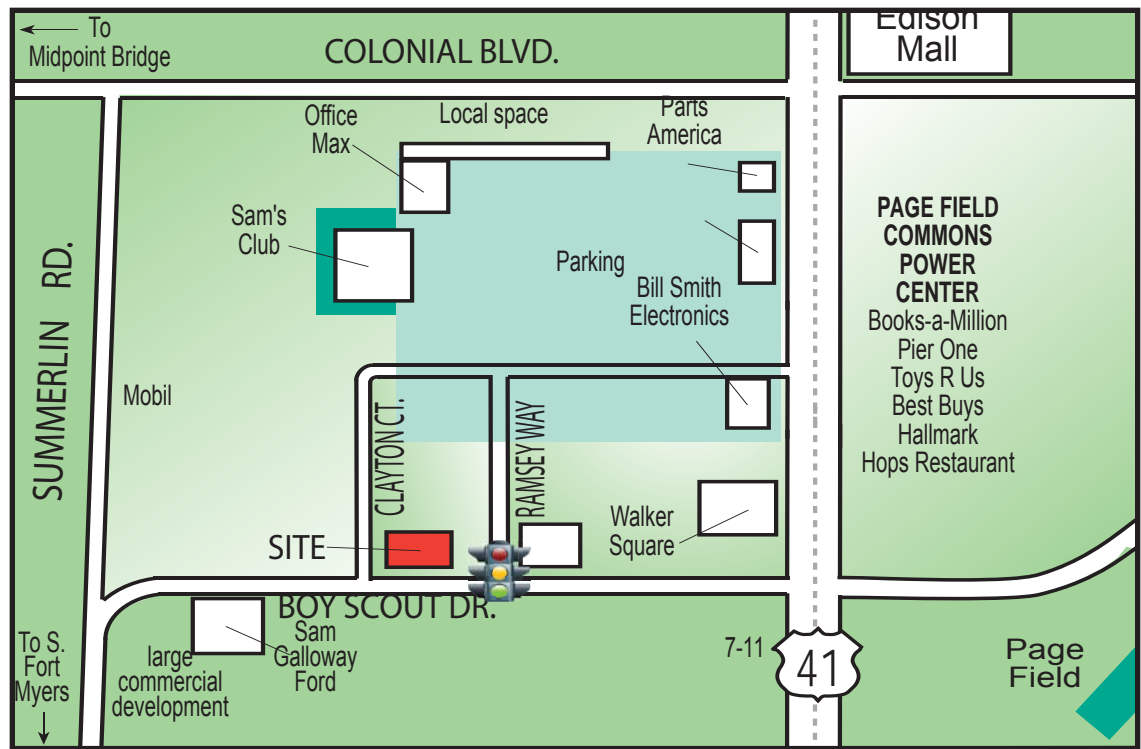
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Licensed Real Estate Broker

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