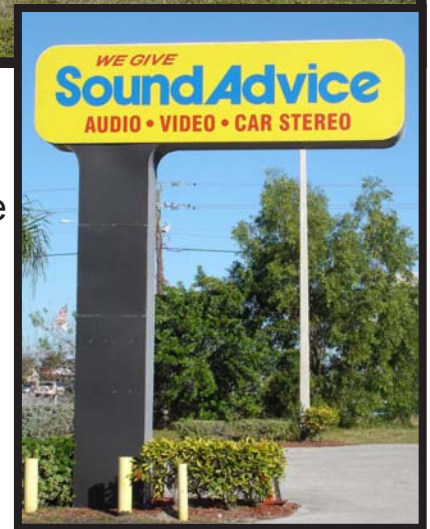


# FOR SALE

## 15,000± SF RETAIL/SHOWROOM US 41/SOUTH CLEVELAND AVENUE 12519 S. Cleveland Avenue, Fort Myers, FL 33907



### PROPERTY FEATURES

- Location: 12519 S. Cleveland Avenue  
Fort Myers, FL 33907
- Zoning: C-2
- Utilities: All available to the site
- Strap #: 13-45-24-06-00031.0010
- Building Size: 15,000± SF
- Lot Size: 1.42± Acres (61,969± SF)
- Year Built: 1994
- Construction: Tilt-wall construction with two 10' x 10' and one 6' x 10' overhead doors.
- Parking Spaces: 74
- Sprinklered: Yes
- 2008 Real Estate Taxes: \$25,949.45
- Great visibility and access on US 41
- **SALE PRICE: \$3,000,000.00 (\$195.80 PSF)**

For More Information Contact:

**PAUL SANDS**

239.489.3303, x177

Fax: 239.437.7277

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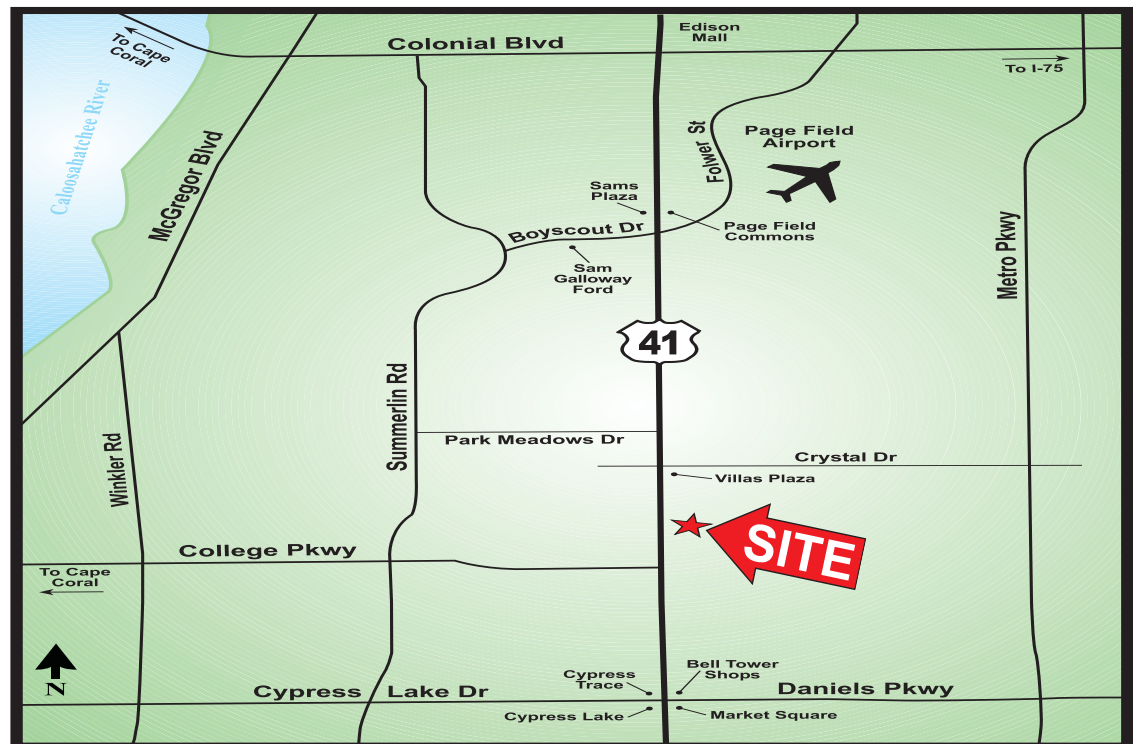
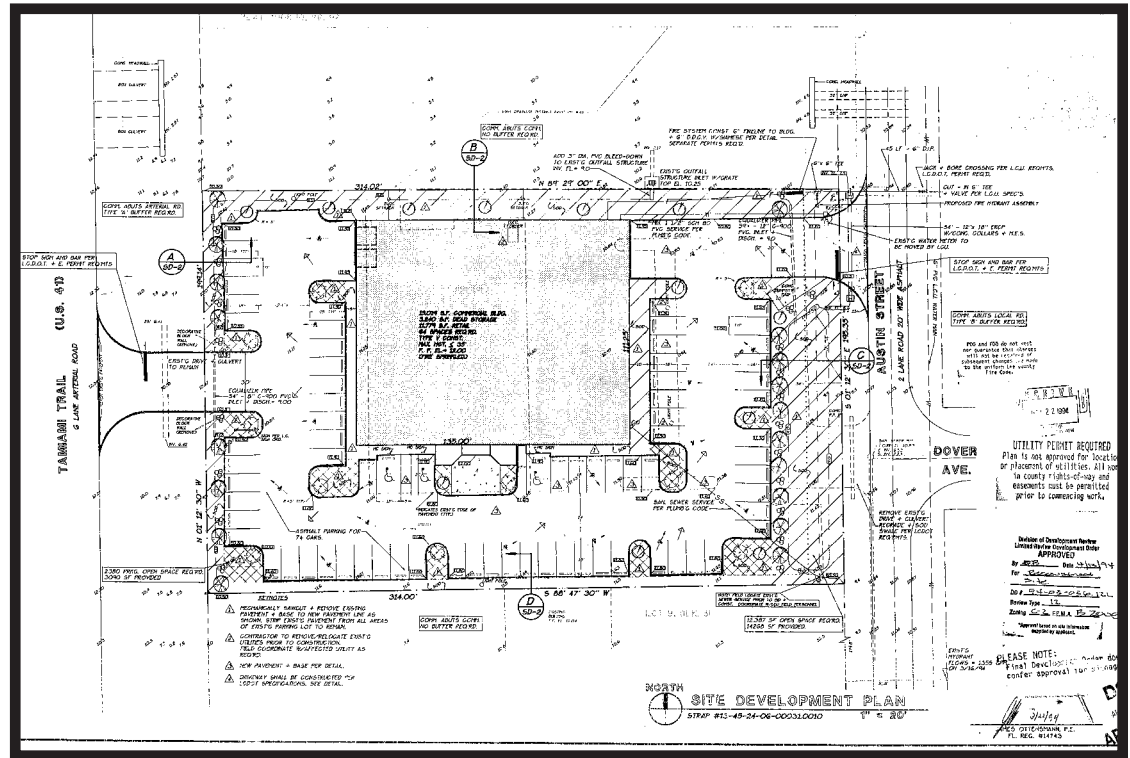
**vipcommercial**  
Licensed Real Estate Broker

**TCN**  
WORLDWIDE

1/22/09 | 1540 | 16026490

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