

**SALE/LEASE
OR
TRADE**

6,000±SF OFFICE/RETAIL

US 41 (S. TAMAMI TRAIL) FRONTAGE

26101 S. Tamiami Trail ▪ Bonita Springs, Florida 34134



PROPERTY FEATURES

- Zoning: CC (Community Commercial) on front 80% of site and CG (Community General) at rear of site. CC zoning allows for many uses!
- Utilities: Bonita Springs Utilities provides water and public sewer; FP&L provides electric service.
- Strap #: 28-47-25-B2-0001.5040
- Size: 6,000± SF building on 1.02± acres with 110 ft. frontage on US 41 across from Bonita Bay.
- Ideal for office or retail use with direct access to US 41. Over 45,000 AADT (Average Daily Traffic). Attractive front office/retail area with wood and carpeted floors, accoustical ceilings, glassed private offices/conference rooms/display areas. Rear is clearspan with 16± ft. accoustical tile ceilings and painted walls. Parking for 13 cars can be expanded to 27.
- **PRICE REDUCED TO \$1,290,000.00 CASH OR ACCEPTABLE TERMS OR TRADE. OWNER FINANCING!**
- **Will consider lease to qualified tenant at \$18.50 PSF + CAM .**
- **WILL TRADE FOR CONDO, LEASE INTEREST IN ANY LOCATION, BOAT, AIRPLANE, CAR OR ?. LET US KNOW WHAT YOU HAVE!**

For More Information Contact:

CRAMER PARTRIDGE

239.489.3303, x176

Fax: 239.437.7276

cpartridge@vipcommercial.com

For More Information:

www.loopnet.com

LoopNet: Sales # 15520989

LoopNet: Lease # 15555312

VIP Commercial

13131 University Drive
Fort Myers, Florida 33907

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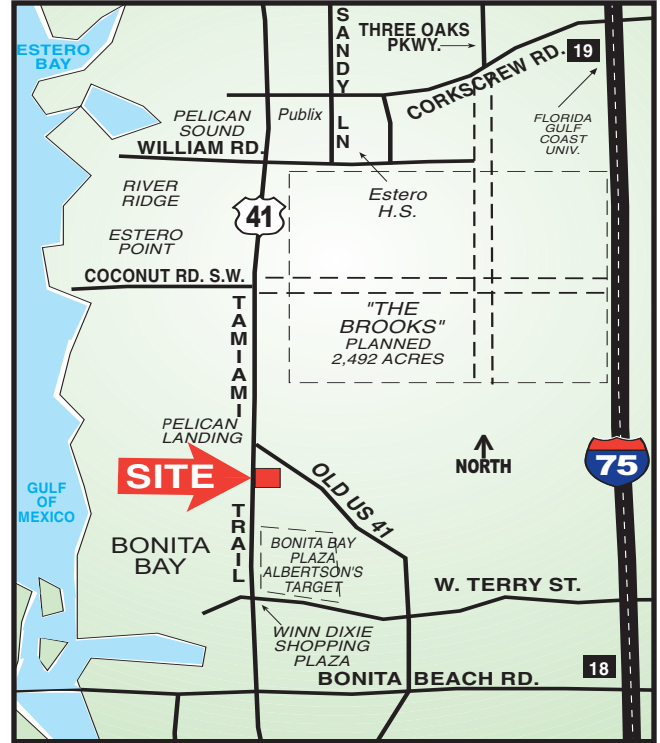
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12.11.09 | 1490 | Sale -15520989 /Lease - 15555312

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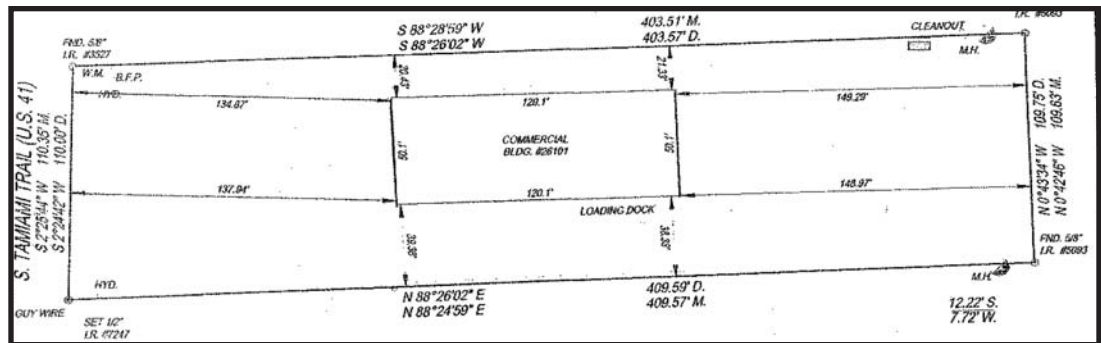
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