

PRICE REDUCED, MOTIVATED SELLER!

**FOR SALE
OR LEASE**



3,000 SF +/- FREESTANDING BUILDING W/ ADJACENT 1/4 AC PARCEL
9 Homestead Rd and 900 Adams Ave | Lehigh Acres, FL 33936

FOR SALE OR LEASE

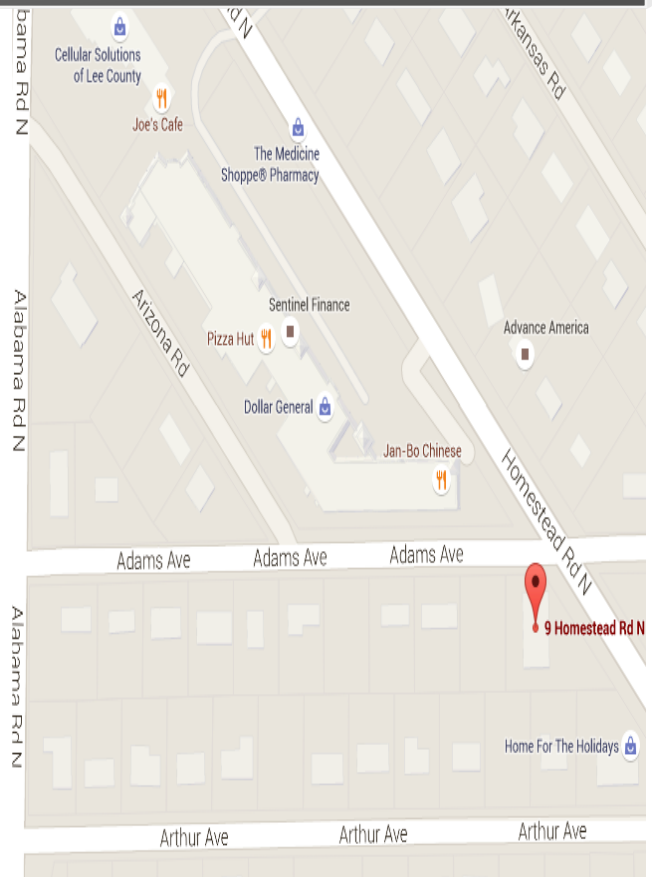
SALE PRICE: ~~\$399,000~~ \$359,000

LEASE PRICE: \$11.50 SF GROSS, \$2,875/MONTH

SIZE 9 Homestead: 2,080 sf store and 920 sf warehouse
900 Adams Ave: .30 +/- acres land

AMENITIES & DETAILS

- Zoning: CPD (Lee County)
- 2016 Taxes: \$2,600 estimated
- Traffic Count: 22,000
- Utilities: Municipal Water and Septic
- Property Use: Retail, Office
- 3,000 sf freestanding building: currently operating as a Pet Store. Adjacent 1/4 acre parcel allows for expansion of # 9 Building by 3,200 sf more or use for additional parking.
- Business Sale Available Also
- Adjacent 3,000 sf building also for Sale
- LEASE OPTION AVAILABLE



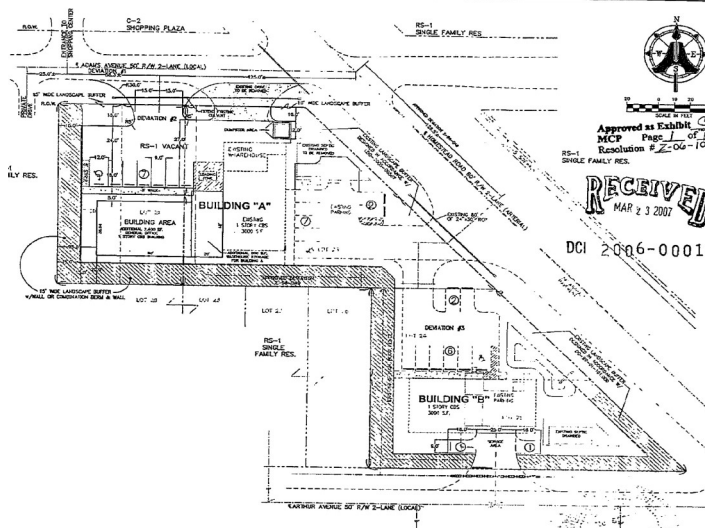
Boback Commercial Group
Sales • Leasing • Property Management

For more information please call:

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Executive Managing Partner/Broker
Office: 239-466-7770
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BUSINESS FOR SALE PET STORE



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