

FOR SALE



FREE STANDING BUILDING

3696 Dr. Martin L. King Jr. Blvd | Fort Myers, FL 33916

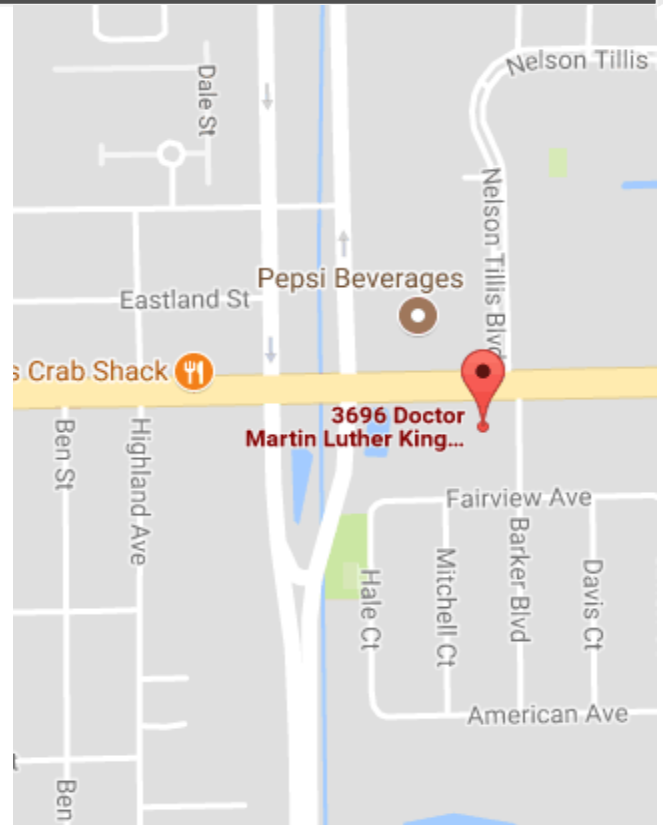
## FOR SALE

**PRICE:** \$399,000

**SIZE:** 4,200 sf (.70 Acres)

### AMENITIES & DETAILS:

- Built 1977
- Free Standing Building recently functioning as a Day Care with 98 student capacity
- Strap #: 20-44-25-P1-00401.001D
- Property Zoning: Commercial Intensive (City of Fort Myers)
- Uses: Church, Retail Sales/Services, Convenience or Grocery Store, Restaurant, Bar or Club, Treatment Center, Urgent Care or Medical Office, Pawn, Vehicle Sales, General offices or School.
- 2017 Taxes: \$4,501
- Traffic: 31,500
- Parking: 24 spaces
- All code compliance, FF & E available
- High Visibility, Big traffic on 4 lane MLK
- Close to Downtown Fort Myers and I-75.

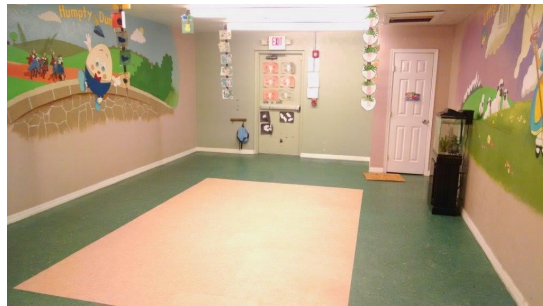


For more information please call:

Jim Boback, CCIM  
Executive Managing Partner/Broker  
Office: 239-466-7770  
Ph: 239-565-2616  
jb@bobackcommercialgroup.com



# HIGH VISIBILITY, BIG TRAFFIC ON 4 LANE MLK



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**Commercial**  
**Group**  
Sales • Leasing • Property Management

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