

The Perfect Place...  
The Perfect Space...

# COMMERCIAL PROPERTIES

## Commercial Land



#1 RE/MAX

Commercial  
Division  
in Florida  
2003 - 2008!



Michael J. Frye,  
CCIM, Owner



Frank Szelest,  
CCIM General Manager



Bonnie  
Ambrose



Hal Arkin



Pam Billburg



Bob Brown



Sande Ellis,  
CCIM



Vince Honc



Gerard Marino,  
CCIM



Jim McMenamy



Dan Miller



Bob Riordan,  
CCIM



Steve  
Spinosa



Brad Welborn,  
CCIM



Yasmin  
Workman



Randy Zavada

- **61.5± AC...**NE & SE corners of US41/Alico Rd., Mixed Use, PUD/DRI, Expired, Commercial plus add'l. 360 units for Residential. \$32,158,780 (\$12 PSF) - #02
- **9.7± AC...**SW Pine Island Rd. 330'± frontage. Approved for 140,000 SF of dev. Site plans/drawings/studies avail. In area of planned Wal-Mart. \$5,900,000 - #35
- **6.8± AC...REDUCED!** US41/Daniels Pkwy. Corridor, MPD: Res., Apts., Off./Commercial, Med./Healthcare, Condo-Hotel. Allowable off. space: 34,000-76,000 SF. \$3,980,000 - #36  
(Equals \$23,976/unit at 166 mid to high-rise res. condos or 664 units of ALF equaling \$5,994/unit)
- **2.55± & 11.25± AC...**US41 Frontage @ Harborage Dr. in S. Ft. Myers @ \$7.95 PSF. Zoned Commercial. 11.25 A. site has great potential use for Congregate Care Facility. Total for all 13.8 A. \$4,780,000 - #09
- **5.83± AC...**Fronting on Metro Pkwy./Krypton Lane, CPD, water & sewer, medical/prof./off. use. Owner may divide property. \$4,571,120 (\$18 PSF) - #13
- **7.22± AC...**SW Pine Island Rd., approved site plans/permits/bldg. plans for 100,000 SF dev. for self-storage & mini-warehouses. \$3,700,000 - #33
- **5.72± AC...**Zoned & Entitled, MPD, SW 17 Pl./SW 14 St., Cape Coral, approvals for 90 units as gated community-plans & drawings avail. \$3,400,000-#29
- **8.26± AC...**6 Mile Cypress Pkwy., N. of Daniels Pkwy., CPD, water & sewer. Excellent opportunity for prof., medical, office, assisted living & ACLF. Approved for up to 65,000± SF of development. \$3,250,000 - #04
- **2.59± AC...**CORNER on Del Prado Blvd. west of US41 w/3 road frontages. Water & sewer PAID IN FULL. Approved for up to 20,000 SF of devel. \$1,918,000 - #03
- **2.2± AC...**405'± Burnt Store Rd. frontage x 300' deep at Embers Pkwy. W. Zoned RD. Across the street are 2 tracts designated CAC. \$1,900,000 - #28
- **1.53± AC...**Summerlin Rd. frontage, just 1 blk. S. of Cypress Lake Dr. Zoned CC; great Class A Off. Bldg. site up to 25,000 SF or Medical Off. Bldg. up to 16,500 SF. \$1,500,000 - #44
- **2.39± AC...**520 ft. McGregor Blvd. frontage x 200 ft. deep; near John Morris Rd. Great potential for retail/office/multi-family/restaurant. Owner will consider leaseback option for 1-2 years. Zoned Commercial-Mixed Use. \$1,450,000 - #42
- **.80± AC...**Del Prado Blvd. S., P1 waterfront, water & sewer pd., City approved for 10,000 SF bldg. Corner lot, access to Gulf. \$1,350,000 - #34
- **2.13± AC...**NE signalized corner Chiquita Blvd./Trafalgar Pkwy., Cape Coral, rezoned to C-1, C/P Land Use, \$1,195,000 - #11
- **3.0± AC... REDUCED!** With 2.2± AC uplands & 400' US41 road frontage, just S. of Alico Rd., CPD, sewer & water adj. to site, great off., retail or restaurant site, perfect for 2-story 20,000 SF bldg. \$987,400 - #01
- **1.87± AC...**SW corner Santa Barbara Blvd./Mid Cape Terrace, Cape Coral, signalized corner, Pine Island Rd. Corridor Commercial, excellent for retail or office. \$1,095,000 - #50
- **5± AC...**Zoned Light Industrial, can build up to 55,000± SF in Cape Coral. Excellent location & access from Pine Island Rd., US41, Diplomat Pkwy. & Kismet Pkwy. REDUCED to \$1,089,000 (\$5 PSF) - #07
- **2± AC...**285'± Burnt Store Rd. frontage x 300'± deep. RD, 3 road frontages. New commercial devel. occurring in immediate area, i.e., Publix Center. \$925,000 - #19
- **1.65± AC...**Lee Blvd., CS-1, water & sewer avail. at site, suitable for prof. or med. off. Approx. 405'± Lee Blvd. frontage. \$530,000 (\$7.37 PSF) - #38
- **1.4± AC...**Six lots on Chiquita Blvd. S., 400' frontage, incl. 3 bldgs. 9,000± SF total, \$360,000. 3 Lots w/o bldgs. \$279,900. Total for all \$639,900 - #30
- **.47± AC...**With frontages on both Cape Coral Pkwy. and canal with direct River access. Zoned C1-W. Betw. CC Bridge & Del Prado Blvd. \$630,000 - #47
- **1.25 AC...**Off Gladiolus Dr. betw. Summerlin & US 41 (midway betw. Healthpark & Gulf Coast Hospital). CPD. Perfect for Prof./Med. Off. Sale or build to suit SHORT SALE - DRASTICALLY REDUCED TO \$495,000 - #06
- **3.57± AC...**340'± US41 frontage @ \$3.53 PSF! N. Ft. Myers nr. Del Tura Shop. Cntr. C-1, median cut in front of site. Deceleration lane in place. \$549,000 - #25
- **1.12± AC...**Cape Coral Blvd. west of Skyline Blvd. P-1 Professional, Office/Medical site; fully entitled, water & sewer avail. to site. \$530,000 - #21
- **1± AC...**Del Prado Blvd., 2 frontages, C1, water & sewer fully pd., excellent opportunity for retail &/or office, \$499,000 - #40
- **30,000±SF(.70±AC)** ...Chiquita Blvd. 14-unit site, approved & entitled, water & sewer, MPD, site plans & bldg. drawing included. \$490,000 - #32
- **2± AC...**NW corner Pine Ridge Rd./Kelly Rd., Ft. Myers, zoned C1A, 1.25± AC of land, .75± AC of lake. 14,000 SF buildable space conforming to all requirements, setbacks & water retention area using appr. 53,000± SF of land. \$435,000 - #49
- **13,200± SF...**Approved site for 3-story 9,000± SF bldg., downtown Cape Coral, C-1, retail/office/multifamily; water & sewer paid. \$399,000 - #31
- **10,000 SF...**Nicholas Pkwy. E., 80'x125' lot; Land Use: Commercial/Professional. Ideal for future professional office. \$40,000 - #546

## Industrial/Warehouse/Office

- **7,616 SF...**Industrial/Warehouse Bldg. Alicia St. @ Fowler St. 8 Overhead doors; 2 paint booths. Commercial Intensive CI with District Overlay. Lease or for sale at \$475,000 - #41
- **3,167 SF...**Bldg. Zoned Commercial Mixed Use on Hanson St. adjacent to Fowler St. on 11,220 SF of land. \$325,000 - #14
- **.43±AC...**Santa Barbara Blvd. frontage just S. of Nicholas Pkwy. W., Cape Coral, Zoned C-1 Commercial. \$235,000 - #46
- **To 6,054 SF...**1,514 SF & 3,028 SF @ \$4.25 PSF & 1,514 SF @ \$7.75 PSF; CPD, 112 parking spaces; 3 grade-level doors; 459' of San Carlos Blvd. frontage in Kelly Crossing **UP TO 6 MONTHS FREE RENT!** - #39
- **10,000 SF...**Metro Pkwy. frontage with access; dock height. Owner would consider selling. \$4.00 PSF GROSS - #51

## Developer/Investor

- **1,300 SF...**Each (2) Leased Commercial Condo Units, Ind. flex space, in Pyramid Park, off Hanson St. near Metro Pkwy. Units are 6 mos. in a 3-yr. lease. \$125,000 each - #54

## Retail/Commercial

- Cape Coral commercial corner, Cape Coral Pkwy. in CRA downtown district. Land & Building for sale. \$565,000 - #55
- **2,187 SF...**Turnkey restaurant bldg. or perfect for bank. Bldg. has a drive-thru; 24 parking spaces; located on E. Cowboy Way in LaBelle. \$11.00 PSF NNN - #23

## Professional/Commercial

- **23,696 SF...** Class A 2-story off. bldg on US41 with lake view, just S. of Alico Rd. on 1.97 AC. Minutes to I-75 and Airport. \$3,500,000 - #17A
- **12,000 SF...** Class A free-standing office building. Cypress Lake Dr. frontage, between Summerlin Rd. & US41. CPD. 7% Cap Rate. **SALE/LEASE BACK** \$3,250,000 - #52
- **10,000± SF...**Building on 1.87± AC subject to survey. Zoned C, RM-2. Water & Sewer. On Joel Blvd., Lehigh, with 3 road frontages. \$650,000 - #48
- **3,768 SF...**Prof. waterfront office bldg. on Santa Barbara Blvd. on 15,000 SF of land. Zoned P1. 11 Offices/3 restrooms/conf. rm./break rm./large reception area. Owner will consider leasing bldg. PRICE REDUCED FURTHER \$569,000 - #18
- **6,025 SF... NEW LISTING!** Class A Professional Office/Potential Medical Bldg. Summerlin/Bass Rd. Corridor on .67 AC. Zoned CPD. Contains 3 suites; built out beautifully. In front of Lexington CC and near HealthPark Med. Center. Bank owned and **priced more than \$350,000 below assessed value!!!** \$790,000 - #24
- **6,821 SF - 25,087 SF...**Pre-construction Offering Class A Office/Medical Bldg. for lease. Summerlin Rd. frontage nr. Cypress Lake Dr. Zoned CC. \$30 PSF NNN - #44
- **6,025 SF... NEW LISTING!** Class A Professional Office/Potential Medical Bldg. Summerlin/Bass Rd. Corridor on .67 AC. Zoned CPD. Contains 3 suites; built out beautifully. In front of Lexington CC and near Health Park Med. Center. Bank owned and priced more than \$350,000 below assessed value!!! \$750,000 - #24
- **1,706 SF... NEW LISTING!** Free-standing Office Building on First St. (SR-80) just west of Palm Ave. \$11.00 PSF + CAM - #20

## Executive Suites/Offices

- **1,200 SF...**at The Shops at Verandah, Palm Beach Blvd. (SR80 & SR31) @ \$3,161/mo. (includes CAM & tax). Great location! Or Executive Suites from \$350/mo.- #43
- **Suites from 104 SF-460 SF...**\$330-\$1,200. **Offices** (2) @ 1,500 SF ea. or (1) @ 3,000 SF contiguous, \$15 PSF + \$4.75 PSF CAM; 1,585 SF @ \$16 PSF + CAM-Class A Bldg. on S. Tamiami Trail (US41) just south of Alico Rd. Up to 10,000 SF contiguous Available. - #17

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**The BEST**  
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