



COMMERCIAL

For More Information Contact:
vipcommercial.com

Ethan Schumacher
Advisor
(239) 220-3042
ESchumacher@viprealty.com



FOR SALE | INVESTMENT PROPERTY WITH LONG-TERM TENANT 8,048± SF LEASABLE AREA | FOWLER STREET



PROPERTY DESCRIPTION

- **Location:** 3045 Fowler Street, Fort Myers, FL 33901
- **S.T.R.A.P. #:** 25-44-24-P2-00100.015F
- **Total Building Size:** 8,048± SF Includes 1,440± SF Finished Carport
- **Land Size:** .57± Acres (24,829.20± SF)
- **Year Built:** 1981
- **Property Tax:** \$11,768.19 (2024)
- **Zoning:** CI (Commercial Intensive) City of Fort Myers
- **Bays / Overhead Doors:** 7
- **Paint Booth:** 1 (Included in Sale)

Comments: This freestanding automotive sales and service center is available for sale as an investment property with a long-term tenant in place. Being offered at a 5% CAP Rate, the current annual gross income is \$101,846.40 with 3% annual escalations. The lease has 8 years remaining, expiring on February 28, 2033, with (1) one (3) three-year Option to Renew. The current tenant has been in this same location since 2012 and recently signed a new lease, which includes a personal guarantee.

The building is constructed of concrete block and stucco. It has high visibility with 125 feet of frontage on Fowler Street, a pylon sign, and a 27,697 AADT (2024 Annual Average Daily Traffic) per the Lee County TCDS.

Sale Price: \$1,700,000

PLEASE DO NOT DISTURB THE TENANTS

Contact Ethan Schumacher at (239) 220-3042 to arrange a showing appointment.

VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
Phone 239.489.3303



For More Information Contact:
vipcommercial.com

Ethan Schumacher
Advisor
(239) 220-3042
ESchumacher@viprealty.com



FOR SALE | INVESTMENT PROPERTY WITH LONG-TERM TENANT 8,048± SF LEASABLE AREA | FOWLER STREET



VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
Phone 239.489.3303

This is not intended to solicit property already listed. All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy and is subject to errors, omissions, withdrawal, changes or other conditions without notice.