

COMMERCIAL

1021 NE 8th ST

1021 NE 8th Street, Cape Coral, Florida, 33909, United States

FGCMLS

Property Details

Type	**Commercial**
MLS #	**2026024347**
View	**City**
Lot size	**0.46 acres**
Neighborhood	**CC31 - Cape Coral Unit 17,31-36,**
Subdivision	**CAPE CORAL**

Description

A VERY WELL POSITINED, 20,000 SQ. FT. LOT, IN THE COMMERCIAL MARKET PLACE. BUILDING LOTS IN LINE WITH "LIKE KIND" PROPERTRIES THAT ARE "FLEX UNITS" DESIGFNED FOR THE SMALL BUSINESS THAT WANTS A SMALL SPACE WITH REASONABLE RENTS. THE UNITS HAVE A SMALL OFFICE, REST ROOM AND BAY AREA WITH GARAGE DOORS, FRONT AND BACK. (CAN BE A DRIVE THROUGH FOR TRAILERS, IN AND OUT) BUILDING PERMITS, DRAWINGS, AND SURVEY ARE ALL INCLUDED WITH THE SALE. (A YEAR IN THE PROCESS AND ABOUT $100,000 INVESTED) THE BUILDING IS 6,000 SQ. FT. AND CAN BE DEVIDED INTO 5 (FIVE) UNITS OF 1,200 SQ. FT. EACH. OR, AND END USER COULD USE PART AND RENT PART. TOTALLY FLEXIBLE AS TO THE LAYOUT. THIS OPPORTUNITY FOR BUSINESS THAT WANTS TO BE IN THE GROUND SOON IS THE ADVANTAGE, OTHERWISE THE TIME AND MONEY TO START FROM SCRATCH IS JUST NOT WORTH IT. THE SELLER IS AVAIABLE TO TALK ABOUT DETAILS TO A CREDIT BUYER/INVESTOR.