



## US 41 @ 1905 BOYSCOUT DRIVE



**Sale/Lease : 9,470 SF Building**

<b>Land Area :</b>	2.3 Acres (100,180 SF)
<b>Comments :</b>	<ul style="list-style-type: none"><li>•B-2 Zoning (City of Fort Myers)</li><li>•High Visibility / Signalized Corner</li><li>•Exceptional Traffic Counts</li><li>•120 + Parking Spaces</li><li>•Owner Will Negotiate Tenant Improvement Allowance</li></ul>
<b>Price :</b> <b>\$3,000,000.00</b>	<b>Gross Rent : \$12,500.00 Monthly</b>

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