



FOR LEASE

1711 SE 47TH TERRACE
CAPE CORAL, FL 33904



Property Information: This 2,009 sq. ft. stand alone veterinary clinic features a surgical suite, 3 exam rooms, lab area, designated kennel/wards, doctor's office, nurses station, IT/utility room, lobby, and reception/administrative areas with front and rear building parking (total of 12 spaces). Building and pylon signage available with SE 47th Terrace frontage with front and rear entry to building.

Lease Rate: \$23.50 NNN

Year Built: 1979

Zoned: SC

AADT (2021):

54,000 (Cape Coral Pkwy. E)

40,500 (Del Prado Blvd. S)

* Available for occupancy mid November, 2023

* 48 hour notice requested for showings/tours.

* Please do not disturb the Tenant.

Monthly Base Rent: \$3,934.29 + FL State Sales Tax/County Surtax

Location: Located in South Cape Coral at the foot of the Cape Coral bridge. Easily accessible from both Cape Coral Pkwy. E and Del Prado Blvd. S. Strategically built within 100 yards of Bank of the Ozark, The Post Office, a modern car wash, Culver's Restaurant and much more!

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