

**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.

- \* 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!

Lease Rate: \$23.50 NNN

Year Built: 1979

Zoned: SC

**AADT** (2021):

**54,000** (Cape Coral Pkwy. E)

**40,500** (Del Prado Blvd. S)

## CRANDALL COMMERCIAL GROUP

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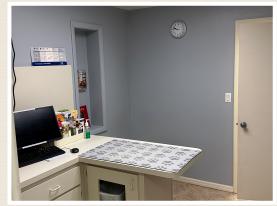


## **FOR LEASE**

## 1711 SE 47TH TERRACE CAPE CORAL, FL 33904







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