



*Ryan Leffler*

# *For Sale*



*4740 Cleveland Avenue  
Fort Myers, FL 33907*

***Bldg. Size:*** 65,190+/-sf  
***Land Size:*** 7.56+/- acres  
***Zoning:*** B-1, City of FM  
***Price:*** \$5,300,000.00  
***NOI:*** \$217,713.84  
***Cap Rate:*** 4%



***Comments: This property is ideal for re-development. This sale includes Existing 65,190+/-sf currently occupied by Robb & Stucky, and two (2) cleared & filled out parcels ready for development All with access and visibility from US 41.***

*Information contained herein was obtained from sources believed reliable; however, Leffler and Associates makes no guarantees or representations as to the completeness or accuracy thereof. This presentation of the property is submitted subject to errors, omissions, changes of price or conditions, prior to sale or lease without notice.*

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