

3852 Cleveland Ave
Fort Myers, FL 33901

Dual Drive Thru Facility

1,700 SF of building and canopy area – 754 SF restaurant area

PRICED FOR QUICK SALE



THE FACILITIES INCLUDE:

- 754 SF of INTERIOR SPACE
- Drive Thru on each side of building
- Existing Hood system
- Public Water & Sewer
- Natural Gas service
- Walk in freezer & cooler
- HVA/C replaced in 2007 & 2009

Signalized corner of US 41 (Cleveland Ave) and Oakley Avenue
Across from K-Mart and the Edison Mall

Strap: 35-44-24-P2-00834.0080

Zoned: CI (commercial intensive)

Taxes – Nov. 2009 - \$8,256

2009 AADT 42,000 vehicles per day

2009 population estimates (1, 3, 5 mile)
9,041 56,393 145,120

2009 Medial HH Income (1, 3, 5 mile)
\$34,628 \$40,624 \$46,742

\$310,000

REDUCED

**Priced below assessment
Motivated owner wants offers.**

The Miller Alliance, RE/MAX Realty Group
7910 Summerlin Lakes Dr. Fort Myers, Florida 33907

(239)689.4900

**Complete details available at
WWW.MILLERALLIANCE.COM**

FOR SALE