

MEDICAL SALE LEASEBACK

SINGLE TENANT MOB



FOR SALE

3632 DEL PRADO BOULEVARD S, CAPE CORAL, FL 33904



- PRICE:** \$449,000 @ \$241.14 PSF
- NOI:** \$31,654
- CAP RATE:** 7.0%
- BUILDING SIZE:** 1,862± SF
- LAND SIZE:** 20,000± SF
- LOCATION:** On the west side of Del Prado Boulevard S, between Cape Coral Parkway and Veterans Memorial Parkway/Mid Point Bridge
- YEAR BUILT:** 1980
- ZONING:** C - Commercial (City of Cape Coral)
- RE TAXES:** \$5,756.28 (2020)
- PARCEL ID:** 06-45-24-C3-00526.055A

SINGLE-TENANT MEDICAL OFFICE

CRE Consultants is pleased to offer the opportunity to purchase 3632 Del Prado Boulevard S in Cape Coral. This single-tenant medical office building has been occupied by Adult & Pediatric Allergy & Asthma Associates for the last 35+ years. A new 5-year NNN lease with a personal guarantee will be signed at closing. Tenant will have three one-year options to renew with the rent continuing to escalate at 3% per year. This is an opportunity to acquire a stable asset with a long-standing medical tenant.

CONTACT
ENN LUTHRINGER, CCIM
Partner
239.481.3800 x235
enn.luthringer@creconsultants.com

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
1100 Fifth Ave. S, Suite 100
Naples, FL 34102

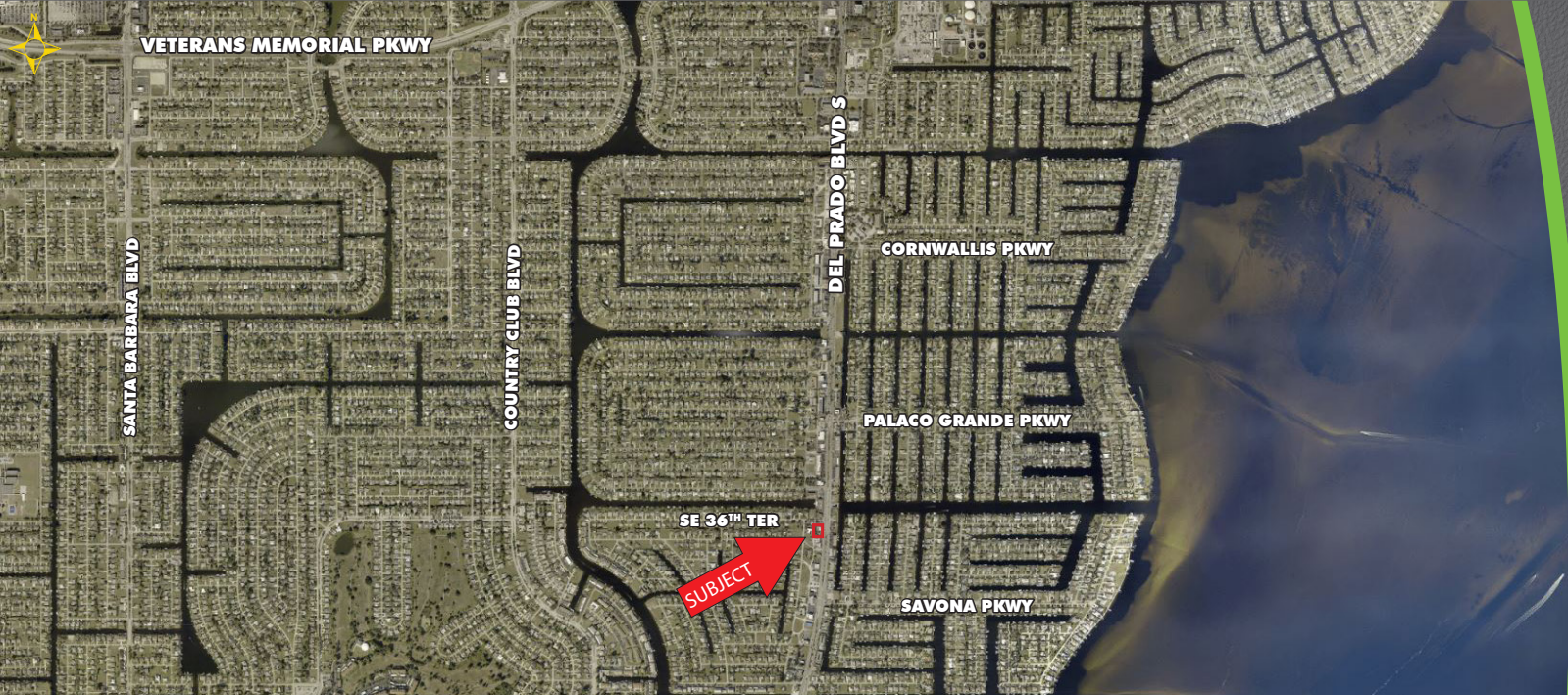
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FINANCIALS | RENT ROLL

TENANT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
ADULT & PEDIATRIC ALLERGY & ASTHMA ASSOCIATES RENT: 1,862 SF @ \$17.00 PSF NNN ESCALATIONS: 3% STARTING YEAR 4	\$31,654	\$31,654	\$31,654	\$32,604	\$33,582	\$161,148
NET OPERATING INCOME	\$31,654	\$31,654	\$31,654	\$32,604	\$33,582	\$161,148



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 Commercial Real Estate Consultants, LLC
www.creconsultants.com
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