

# TURN KEY AUTO REPAIR REAL ESTATE AND BUSINESS

## FOR SALE

2466 LAFAYETTE STREET, FORT MYERS, FL 33901



- PRICE:** \$450,000 @ \$95.81 PSF, Real Estate & Business
- SIZE:** 4,697± SF Total, 300± SF air-conditioned office and waiting area
- LAND SIZE:** 0.20± Acres | 8,508± SF | 54'± x 158'± (Non-Conforming Lot)
- LOCATION:** Located just one lot off of Fowler Street, just one block north of Edison Avenue and two blocks south of Dr. Martin Luther King Jr. Boulevard
- ZONING:** CI - Commercial Intensive (City of Fort Myers)
- F.L.U.:** MT - Midtown
- IMPACT FEES:** \$34,550±
- YEAR BUILT:** 1960
- UTILITIES:** Water (City of Fort Myers) & Septic (Sewer line connection is available on nearby Royal Palm Avenue or Fowler Street)
- RE TAXES:** \$5,335.45 (2022)
- PARCEL ID:** 24-44-24-P2-01810.0030
- TURN KEY AUTO REPAIR**

This turn-key offering includes real estate and the auto repair business that was established in 2005. The 4,697± SF freestanding building consists of 300± SF air-conditioned waiting area and office, and a 4,397± SF workshop area with mechanical lift and 8' x 10' roll-up entry door, two restrooms and a washroom. The building was re-roofed in 2020 and the exterior has been freshly repainted. Building will be vacant upon sale and ready for immediate occupancy. The property is located just one lot off of Fowler Street, just one block north of Edison Avenue and two blocks south of Dr. Martin Luther King Jr. Boulevard, in the Midtown District of downtown. The City is investing in redeveloping the Midtown area with infrastructure improvements including sidewalks, pedestrian crossings, landscaping, lighting and utilities to transform the area into a modern, urban community.

### CONTACT

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### HIGHLIGHTS

- Turn-Key Operation for immediate occupancy
- Auto Repair business was established in 2005
- Freshly painted exterior
- New roof in 2020
- Commercial Intensive Zoning allows for numerous potential uses, including most automotive types
- Just one lot off of Fowler Street, one block north of Edison Avenue and two blocks south of Dr. Martin Luther King Jr. Boulevard

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2022 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,230	58,077	147,932
EST. HOUSEHOLDS	4,556	24,870	62,242
EST. MEDIAN HOUSEHOLD INCOME	\$34,527	\$47,489	\$54,652
TRAFFIC COUNTS (2021)	20,700 AADT (Fowler Street)		

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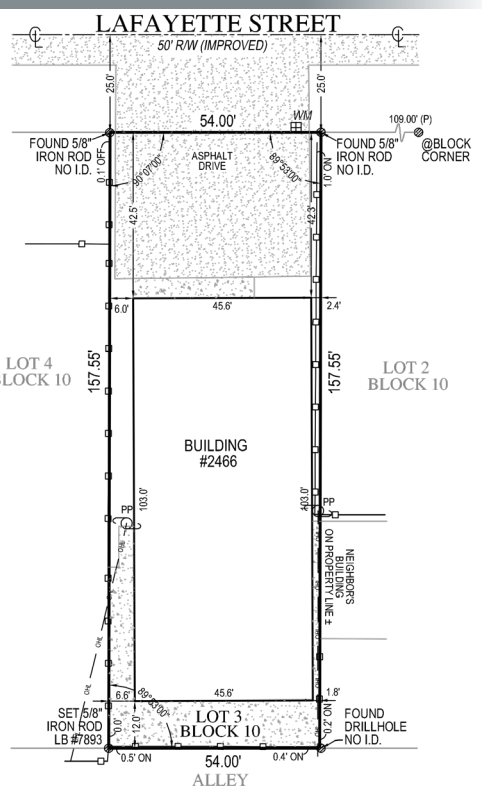
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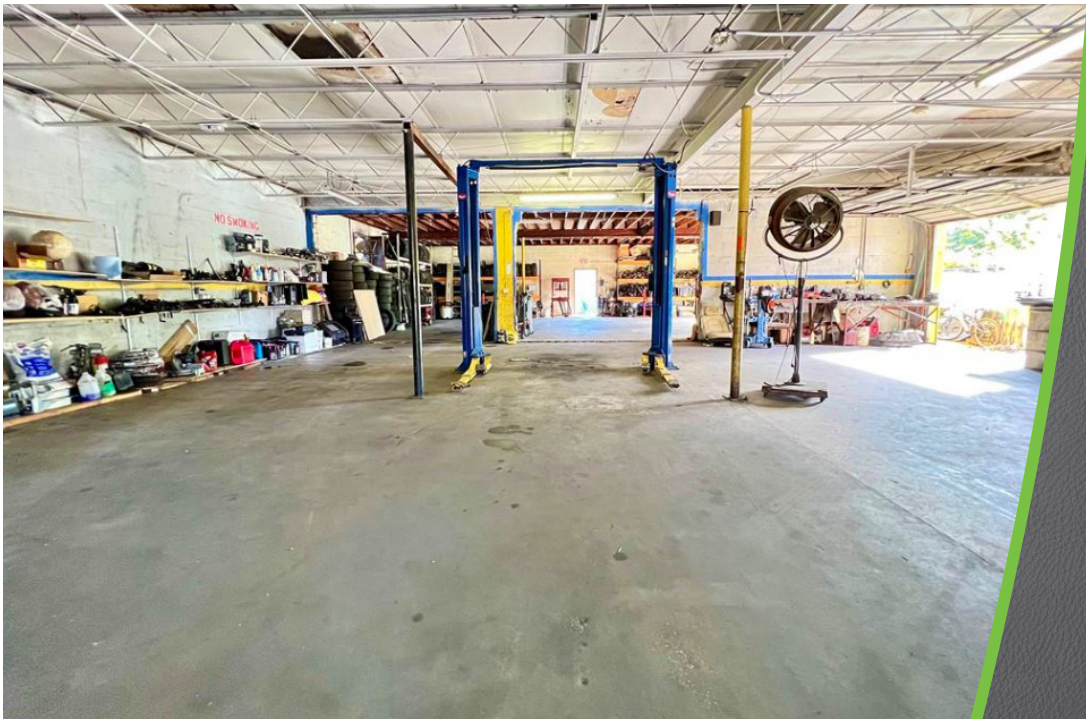
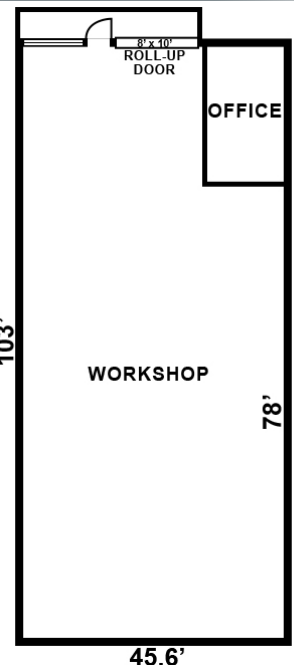
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### SURVEY



### BUILDING LAYOUT



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