

2.4 ACRES
on U.S 41
2,400 SF Office
SELLER FINANCING

\$1.89M

ONE

16070 Tamiami Trl
On US 41
Punta Gorda, FL

Emily Durgan

Joanne Fultz

FIG COMMERCIAL | REALTY ONE GROUP MVP

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+1 239-747-9729

FIG
COMMERCIAL

Key Highlights

- High-Visibility US 41 Location Prime exposure on a major north-south artery with strong daily traffic counts. Excellent access and signage potential for attracting customers and clients from Punta Gorda, Port Charlotte, Fort Myers, and I-75 travelers.

- Broad CG Zoning Flexibility Supports a variety of commercial, retail, office, and service-oriented uses. Ideal for owner-users or investors seeking a versatile site in a growing corridor.

- Pre-Approved Special Exception Advantage Outdoor vehicle storage for towing/impound operations is already approved. This provides added optionality and speeds up the path to site plan approval and permitting for compatible uses.

- Ready-to-Work Assets Included Storage sheds convey with the sale. A 2023 excavator (\$140K, 70 hrs) skid steer (\$85K, 177 hrs) are also available separately.

- Seller Financing Available — Attractive \$1.5M 5-year balloon terms at 6.25%: flexible options to help qualified buyers move forward efficiently.

Traditional financing available for end users with just 10% down: ask us for details!

*Information deemed reliable, agents cannot be held responsible for errors.
Buyer to do own due diligence*

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FIG COMMERCIAL

EXCLUSIVELY PRESENTED BY:



JOANNE FULTZ

Commercial Advisor

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Representing Owners &
Buyers
of commercial properties
for 29 years

FIG Commercial

powered by Realty One
Group MVP

ONE

MIAMI OFFICE:

1900 N Bayshore Drive Miami, FL 33132

NAPLES OFFICE:

1425 Pine Ridge Rd #1, Naples< FL 34109

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