

# Rare C-5 Automotive Property Opportunity

12445 Collier Blvd Naples FL 34116

9,060 Square foot Building For Sale \$3,599,950



12445 Collier Boulevard offers a rare opportunity to acquire a **9,060 SF automotive/showroom property in Naples for \$3,799,950** with highly desirable **C-5 zoning**, allowing automotive sales and a variety of commercial uses. Completely remodeled in 2020 with a new roof, the property features **two air-conditioned showroom spaces, a rear work area, 18 garage bays, and 20 drive-in doors**. Located on **high-visibility Collier Boulevard frontage**, this property is ideal for auto sales, service, storage, or showroom use. Rare automotive-zoned properties in Naples are extremely limited.



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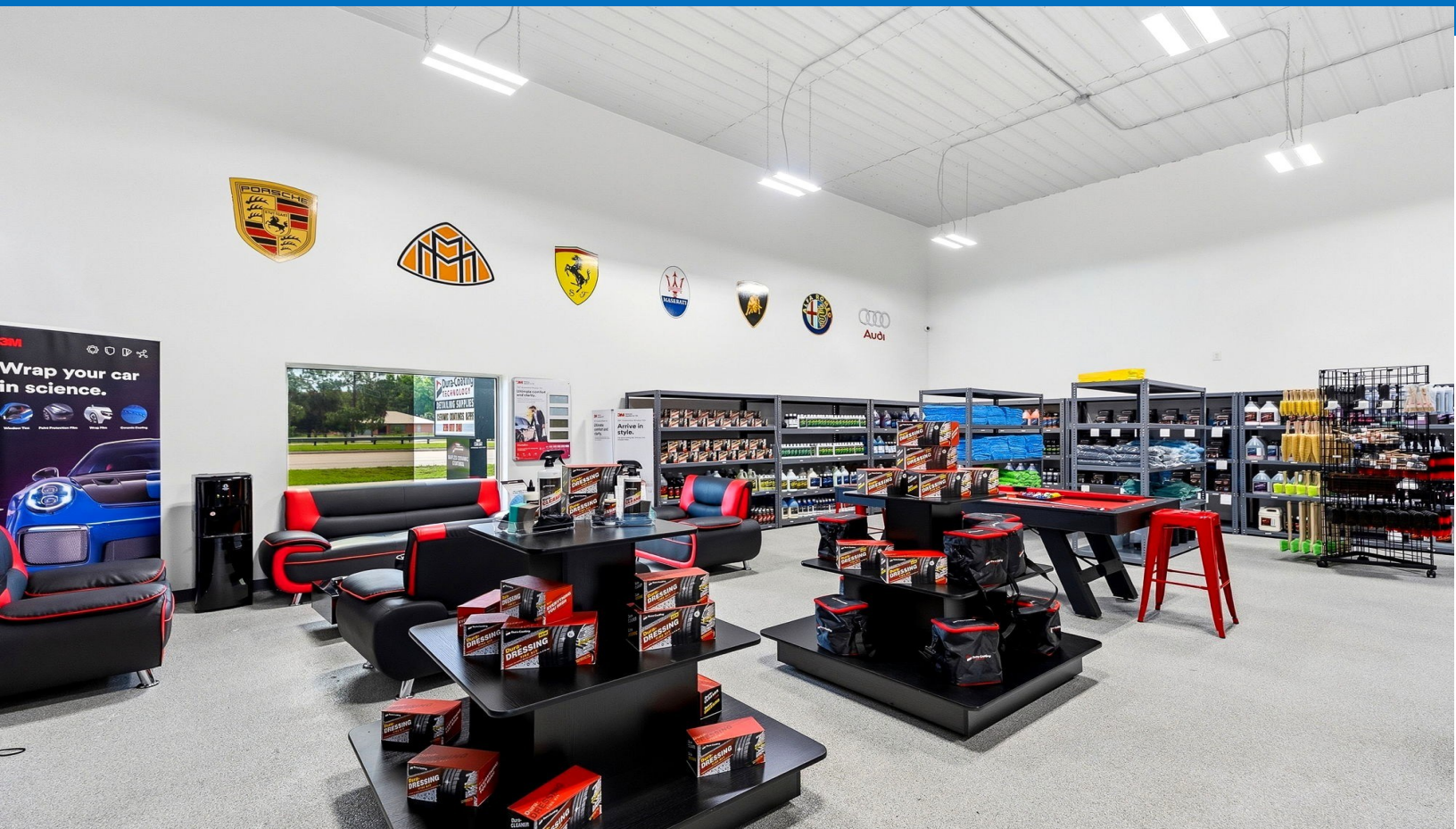
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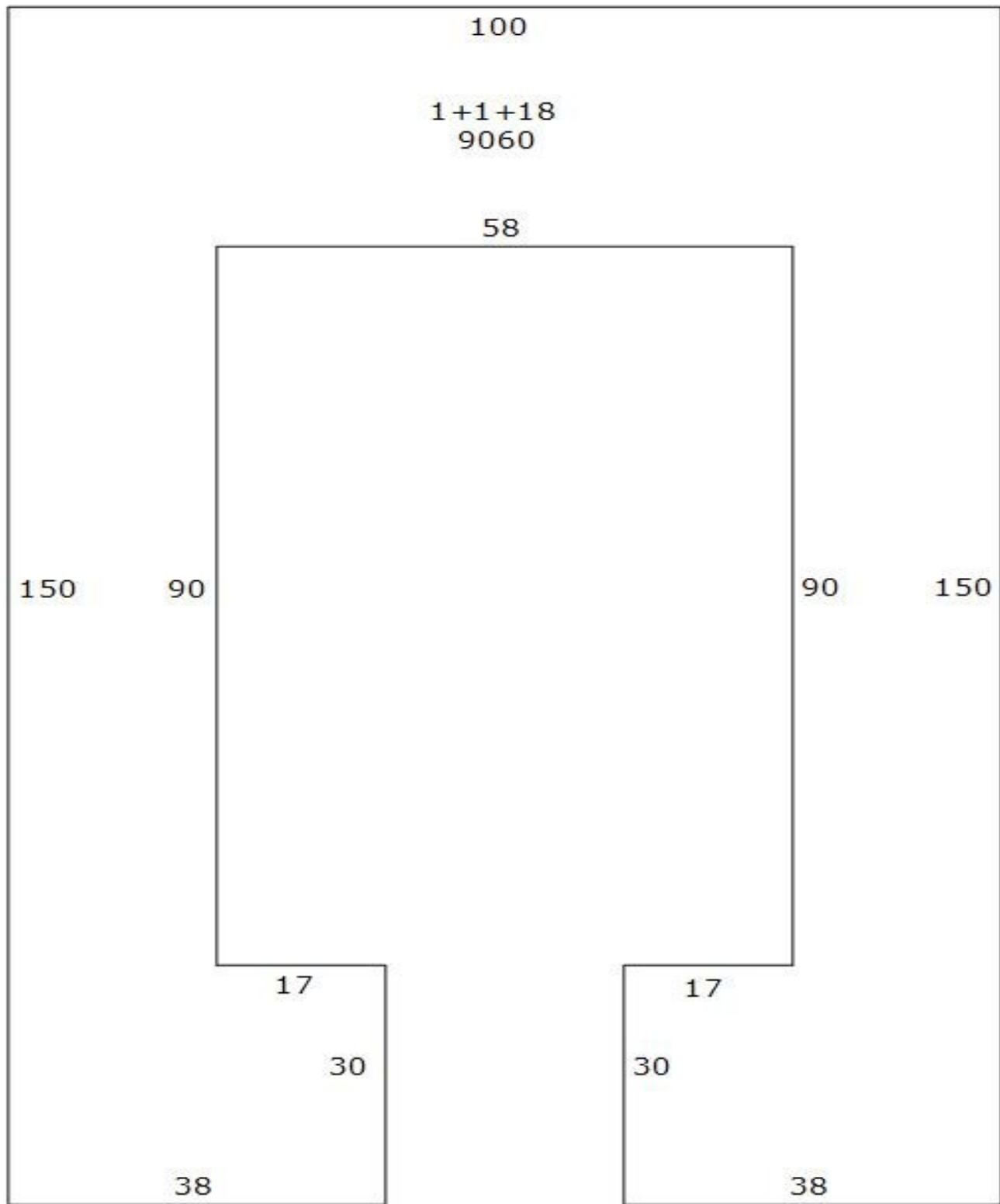
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## Rare C-5 Automotive Property Opportunity

**Rarely do automotive properties with C-5 zoning in Naples become available, especially with direct frontage on highly traveled Collier Boulevard. This exceptional 9,060 square foot showroom and industrial property sits on 0.46 acres and offers tremendous flexibility for owner-users, automotive businesses, investors, and operators looking for a highly visible location in one of Naples' most active commercial corridors.**

**Completely remodeled in 2020 with a new roof installed the same year, the property features two fully air-conditioned 1,200 SF retail/showroom spaces in the front, ideal for customer-facing operations, sales offices, or retail uses. The rear portion of the building includes an expansive 3,000 SF work area with a new electrical panel, along with 18 single-car garage bays and 20 drive-in/grade-level doors, creating a unique setup for automotive operations, service use, vehicle storage, repair facilities, fleet operations, auto sales, or a variety of commercial uses permitted under C-5 zoning.**

**The property's rare C-5 zoning designation allows for a wide range of business opportunities, including automotive sales and related uses that are increasingly difficult to find in Naples. With exceptional visibility, direct road frontage, remodeled improvements, and flexible functionality, this property delivers a combination that rarely comes to market.**

**Automotive-zoned commercial properties with frontage on Collier Boulevard are extremely limited and highly sought after.**

**Call today for pricing, property details, and to schedule a private tour before this opportunity is gone. 239-784-3283**

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