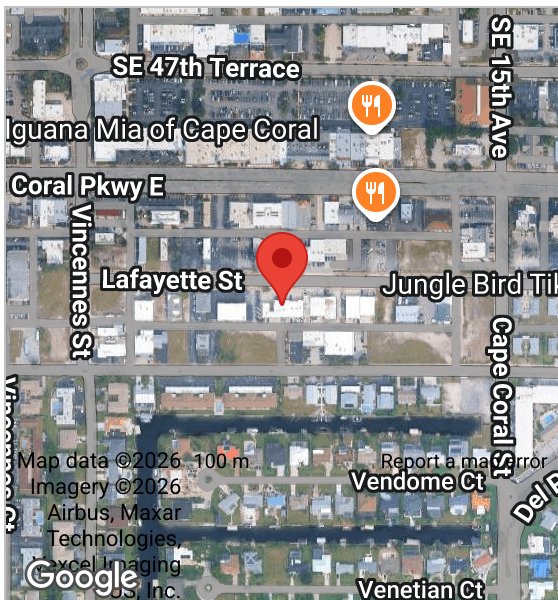


Investment Opportunity - Value Add!

1314-1322 Lafayette Street, Cape Coral, Florida 33904

\$1,350,000 OBO



Building Size	6,498 Square Feet
Land Size	0.42 Acres
Zoning	SC
Parking	Open
Water	Central
Sewer	Central
Electric	single phase
Year Built	1973
Construction	CBS
Roof	New

Price Just Reduced – Exceptional Investment Opportunity! Don't miss this fully leased, 100% occupied professional office building offering immediate and reliable income. Currently configured as five well-appointed units, with the potential to expand to seven, this property features a strong roster of mostly long-term tenants, providing stability and peace of mind for investors. Value Add upside as rents are below market.

Meticulously maintained, the building is truly turnkey, boasting a new roof, new A/C systems, and updated plumbing—minimizing future capital expenses. Its prime location in the heart of Cape Coral on Lafayette Street ensures excellent visibility, accessibility, and continued demand.

Whether you are expanding your portfolio or seeking a solid income-producing asset, this property delivers outstanding value and long-term potential. Opportunities like this are rare—act quickly!

Agent



Jack Martin, CCIM

Office Phone: (239) 542-5777
Mobile: (239) 707-9015

Fax: (239) 542-5778
jackmartin@ccim.net

The information contained herein is from sources deemed reliable, but is subject to errors, omissions, and withdrawal without notice.

Powered by TotalCommercial.com