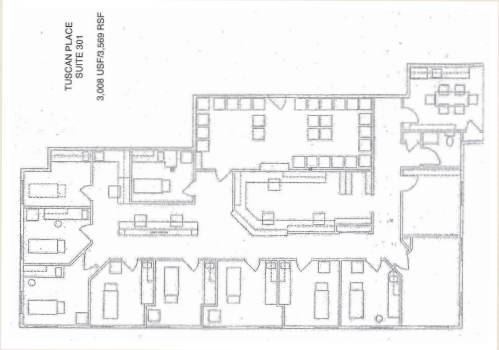
326 DEL PRADO BLVD. N
UNIT 301
CAPE CORAL, FL 33909



Suite 301: 3,569 RSF built out medical office with large reception area, administrative center, 9 exam rooms, nurses station, staff lounge, en-suite bathroom, physician's office. Excellent Del Prado Blvd. frontage & marquee signage. Close proximity to Cape Coral Hospital.

Property Information: Tuscan Place is a 21,000 sq. ft., 3 story professional/medical office building located on the NW corner at the signalized intersection of Del Prado Blvd. N & NE 3rd Terrace. 78 parking spaces (inc. 4 HC spaces); AADT (2019): 32,000; Zoned: P1

Sale Price: **$1,070,700.00** ($300.00/rsf)

Lease Rate: $19.00 NNN; Est. CAM: $4.90

Mo. Rent: $7,108.34 (plus applicable sales tax)

Year Built: 2009

CRANDALL COMMERCIAL GROUP

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