

FOR SALE > NIGHT CLUB AND INCOME PROPERTIES



Southwest Florida

Turn-key Night Club with Investment Property

3758, 3790 & 3792 CLEVELAND AVE, FORT MYERS, FL 33901



Night Club and Income Properties

- > CONFIDENTIAL LISTING: Do not approach employees or tenants
- > 49 years remaining on low rate 99 year land lease
- > 11% CAP rate on investment property, FULLY LEASED
- > Two buildings:
 - Bldg 1: 7,000± SF with 30 free surface parking spaces
 - Suite 1: Payless Shoes (national tenant)
 - Suite 2: Transformation Station (local tenant)
 - Bldg 2: 3,400± SF with 24 free surface parking spaces,
 - Rascals nightclub, 265± capacity, \$600,000 remodel in 2013
- > Price includes liquor license (4-COP)
- > Trendy Fort Myers location with Cleveland Avenue frontage
- > Cleveland Avenue has 58,000 vehicles per day traffic count



Sale Price: \$800,000

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Income Property



Night Club



Contact Us

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