

CAPE CORAL INVESTMENT INCOME PROPERTY - SINGLE TENANT

1323 VISCAYA PARKWAY
CAPE CORAL, FLORIDA 33990

Boback
Commercial
Group
Commercial Sales & Leasing



FOR SALE: \$1,250,000 (\$256.94/SQFT) 6% CAP RATE
Financing: Owner will consider financing with approved credit.

ABOUT THE PROPERTY

High visibility, two story professional office/medical building. Cape Coral commercial zoning (C) in place. Situated on Viscaya Parkway between Country Club Blvd. and Del Prado Blvd. **First Floor:** Four private offices, open bullpen /cubicle /desk area, full kitchen/break room, two rest rooms, lobby/reception/file room and separate waiting area. **Second Floor:** Large central meeting/training area with wet bar, conference room with wet bar, one large private office, and two bathrooms.

AREA DESCRIPTION

Convenient central Cape Coral location along one of Cape Coral's primary commercial corridors. The surrounding area offers a population of approximately 40,000 within a 2-mile radius. Cape Coral Hospital is just a few blocks away.



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PROPERTY FEATURES

- ▣ Building Size: 4,865 ± SF (two stories 2,240 sf per floor, 385 sf lobby)
- ▣ Year Built: 1991
- ▣ Lot Size: .34± Acres (15,000sqft)
- ▣ Taxes: \$10,406 (2025)
- ▣ NOI: \$74,865
- ▣ Cape Rate: 6%
- ▣ Property Use: Professional Office, Medical
- ▣ Current Tenant: Multi state, tax /accounting service
- ▣ Zoning: C - Commercial (City of Cape Coral)
- ▣ Parking: 21 Spaces
- ▣ Utilities: Water & Sewer
- ▣ Traffic Count: 61,500 AADT (Viscaya and Del Prado)
- ▣ Strap #: 19-44-24-C2-00798.0720



INVESTMENT HIGHLIGHTS

Current tenant, No Worries Tax, a multi-location operator has 24 years in business. 4.8 stars on Google Reviews. Locations are in Cape Coral, Fl, Racine and Milwaukee WI.

This offering presents a value-add opportunity with the current tenant paying below market rent. The lease is up for a two-year renewal option at four percent annual increase, with renewal notice by October 31, 2026, and the lease expiring December 31, 2026. The tenant has three additional two-year options available on identical terms. Investors have the potential to significantly increase the NOI by repositioning the lease to a NNN lease, or negotiating a buyout under the current terms, and placing a new tenant at market rates. An owner user could also consider the buyout option and keep the building for their own use/business.



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