



Investment  
Properties  
Corporation

# FOR SALE

📍 5277 Floridan Ave | Naples, FL 34113

## C-4 ZONED COMMERCIAL OPPORTUNITY PERMIT & SHOVEL READY



### THE UNKNOWN HAS BEEN REMOVED!

**EFFICIENT DESIGN | FLEXIBLE CONFIGURATIONS | ENDLESS POSSIBILITIES**

Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://www.ipcnaples.com)

*Licensed Real Estate Broker*

Christine McManus, CCIM, SIOR | 239-777-2020 | [christine@ipcnaples.com](mailto:christine@ipcnaples.com)

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



## OFFERING SUMMARY

**PRICE: \$1,600,000**  
**ZONING: C4**  
**LOT SIZE: 1 +/- ACRE**

**UNIT SIZE: Variety from 1,943 SF**  
**Delivered with private office, ADA restroom (some w/ optional shower), and large showroom**  
**HEIGHT: 17' - 20' to beam elevation**  
**UTILITY DOOR: Insulated, impact rated roll up door 10' W x 14' H**  
**FIREWALLS: Concrete block**

Say goodbye to renting and start building equity with your own commercial property in beautiful Naples! Jump right into constructing a 10,000 +/- SF commercial building which can be customized for your use, tenants, or even condominiums! This permit ready commercial building is zoned C-4 with lots of versatility. Each unit features a private office with standard finish & choice of carpet, an ADA-compliant restroom (some w/ optional pre-construction shower), and a modern style interior complete with 17' - 20' high ceilings, 10' x 14' garage doors and delivered with 5-ton 16-sear HVAC. 15 parking spaces available.

Prime location with excellent curb appeal, just shy of 1 acre. Join a thriving business community alongside new to be established neighbors like Home Depot, Lamborghini, and other prominent businesses. Now is the perfect time to take control of your future and become your own landlord. Don't miss out—secure your unit today!

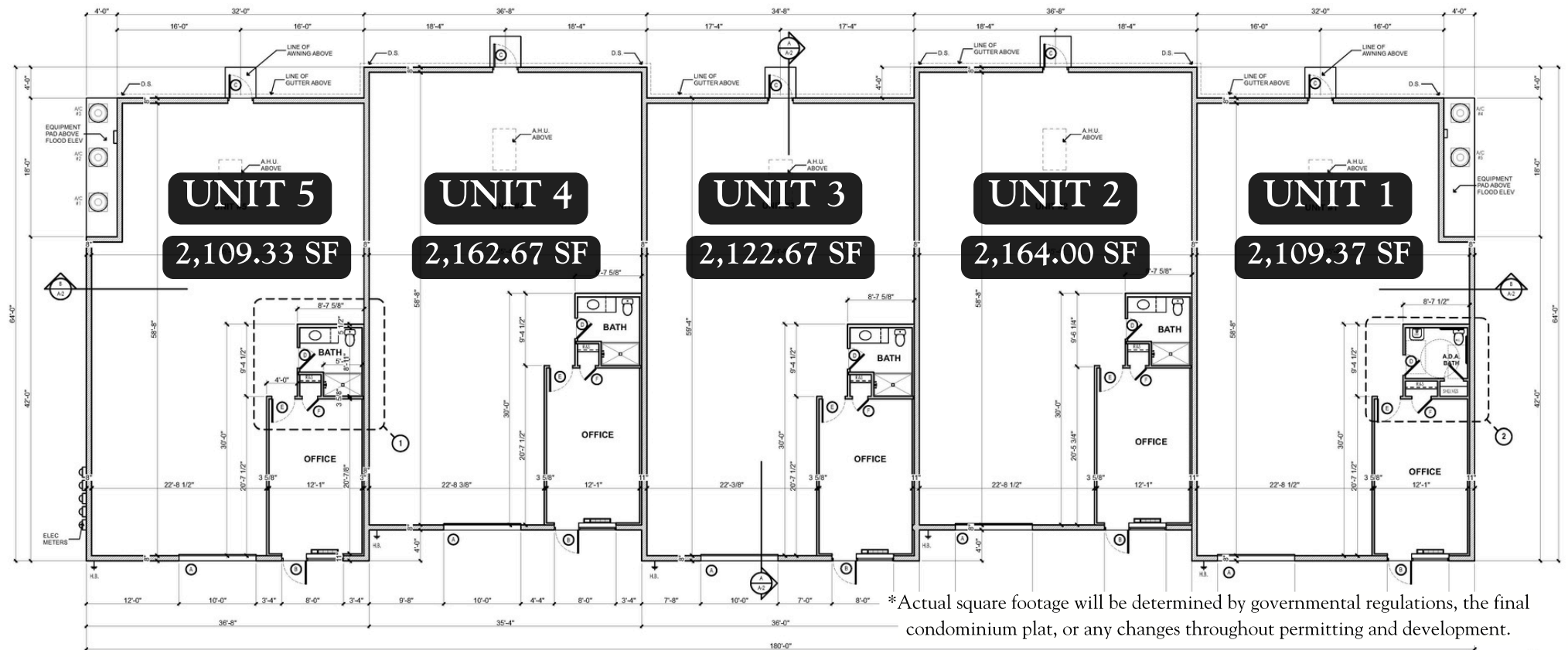


**CONTACT (239) 777-2020**



Christine McManus, CCIM, SIOR | [christine@ipcnaples.com](mailto:christine@ipcnaples.com)





\*Actual square footage will be determined by governmental regulations, the final condominium plat, or any changes throughout permitting and development.



**Lots of versatility in this permit ready opportunity designed by JD Allen & Associates Architect and construction by Stiles Sowers Construction**





**Investment  
Properties  
Corporation**

# C-4 ZONING PERMITTED USES

 5277 Floridan Ave | Naples, FL 34113

---

Accounting  
Adjustment and collection services  
Advertising agencies  
Advertising  
Agricultural services  
Amusement and recreation services, indoor  
Amusement and recreation services, outdoor  
Ancillary plants  
Animal specialty services, except veterinary  
Apparel and accessory stores  
Architectural services  
Auditing  
Auto and home supply stores  
Automobile Parking, automobile parking garages and parking structures  
Automotive services  
Automotive vehicle and equipment dealers (new vehicles only)  
Banks, credit Unions and trusts  
Barber shops (except for barber schools)  
Beauty shops (except for beauty schools)  
Bookkeeping services  
Bowling centers, indoor  
Building cleaning and maintenance services  
Business associations  
Business consulting services  
Business credit institutions  
Business services - miscellaneous  
Cable and other pay television services  
Carpet and upholstery cleaning  
Carwashes

Child day care services  
Churches  
Civic, social and fraternal associations  
Coin-operated laundries and dry cleaning  
Coin operated amusement devices, indoor  
Commercial art and graphic design  
Commercial photography  
Commercial printing (excluding newspapers)  
Computer programming, data processing and other services  
Computer and computer software stores  
Credit reporting services  
Dance studios, schools and halls, indoor  
Detective, guard and armored car service  
Department stores  
Direct mail advertising services  
Disinfecting and pest control services  
Dry cleaning plants  
Drug stores  
Eating and drinking establishments  
Educational plants.  
Educational services  
Electrical and electronic repair shops  
Engineering services  
Equipment rental and leasing  
Facilities support management services  
Federal and federally-sponsored credit agencies  
Food stores  
Funeral services



**Investment  
Properties  
Corporation**

# C-4 ZONING PERMITTED USES

 5277 Floridan Ave | Naples, FL 34113

---

Garment pressing, and agents for laundries and dry cleaners  
Gasoline service stations  
General merchandise stores  
Glass stores  
Golf courses, public  
Group care facilities  
Hardware stores  
Health services, miscellaneous  
Health services, offices and clinics  
Home furniture and furnishings stores  
Home health care services  
Hospitals  
Hotels and motels when located within an activity center.  
Household appliance stores  
Insurance carriers, agents and brokers  
Labor unions  
Landscape architects, consulting and planning  
Laundries and dry cleaning, coin operated -- self service  
Laundries, family and commercial  
Laundry and garment services, miscellaneous  
Legal services  
Libraries  
Loan brokers  
Management services  
Marinas  
Medical and dental laboratories  
Medical equipment rental and leasing  
Membership organizations, miscellaneous  
Membership sports and recreation clubs, indoor  
Mortgage bankers and loan correspondents

Motion picture theaters  
Motorcycle dealers  
Museums and art galleries  
Musical instrument stores  
News syndicates  
Nursing and professional care facilities  
Outdoor advertising services  
Paint stores  
Passenger car leasing & rental  
Personal credit institutions  
Personal services, miscellaneous  
Personnel supply services  
Photocopying and duplicating services  
Photofinishing laboratories  
Photographic studios, portrait  
Physical fitness facilities  
Political organizations  
Professional membership organizations  
Professional sports clubs and promoters, indoor  
Public administration (groups)  
Public or private parks and playgrounds  
Public relations services  
Radio, television and consumer electronics stores  
Radio, television and publishers advertising representatives  
Radio and television broadcasting stations  
Real Estate  
Record and prerecorded tape stores  
Religious organizations  
Repair services



**Investment  
Properties  
Corporation**

# C-4 ZONING PERMITTED USES

📍 5277 Floridan Ave | Naples, FL 34113

- Research, development and testing services
- Retail - miscellaneous
- Retail nurseries, lawn and garden supply stores
- Reupholstery and furniture repair
- Secretarial and court reporting services
- Security and commodity brokers, dealer, exchanges and services
- Security systems services
- Shoe repair shops and shoeshine parlors
- Social services, individual and family
- Surveying services
- Tax return preparation services
- Telegraph, Telephone and other message communications including communications towers up to specified height
- Theatrical producers and miscellaneous theatrical services
- Travel agencies
- United State Postal Service
- Veterinary services
- Videotape rental
- Vocational schools
- Wallpaper stores
- Watch, clock and jewelry repair



Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://www.ipcnaples.com)

*Licensed Real Estate Broker*

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.