



Developers • Brokers • Investment Consultants  
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6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



# **SOLD**

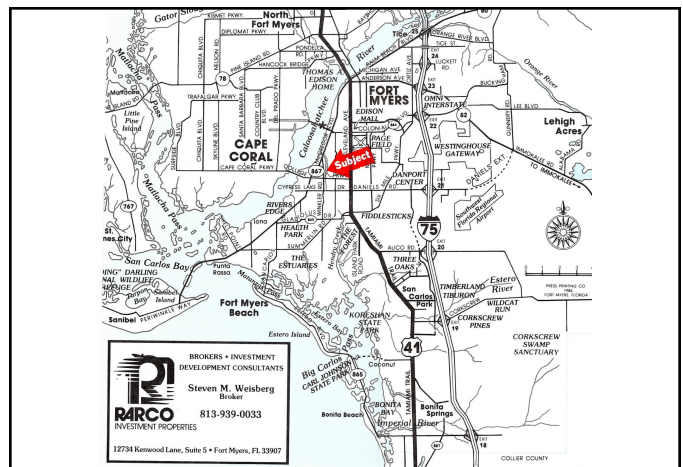
## **College Parkway Corridor**

### **Existing Restaurant On 2.49 Acres**

### **Just Off Corner College and Winkler**



Locate off College Parkway in the central part of Fort Myers, the site sits less than one half mile from Florida South Western State College. The new Finemark Bank is under construction to the immediate south and the Cape Coral bridge is only one mile west. This site would make a great fine dining restaurant or easily converted to a doctors office.



Information Last Updated 07/26/2022

The information herein is believed to be true and correct but is not warranted by the Broker.  
This offering is subject to prior sale, price change or withdrawal without notice.



**RARCO**  
INVESTMENT PROPERTIES

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## Winkler Restaurant Project Information

### **OWNERSHIP: Winkler-B, LLC**

Address: 5990 Winkler Road  
City: Fort Myers  
State: FL  
ZIP: 33919

Sanitary Sewer: Existing Connection  
Capacity: Yes  
Franchise Dist.: Lee County  
Power Company: FP&L  
Fire District: Iona

### **PROPERTY DESCRIPTION:**

Legal: Waverly Place Blk 8 PB 7 PG 24 Pt Lots 1 thru 19  
Legal: DESC 200557057  
Size in Acres: 2.49  
Size in Sq. Ft.: 108,666  
Frontage: 194'  
Average Depth: 477'  
Natural Elevation:  
Finish Floor El:  
Flood Zone: X A-10 EL-8  
Map Number: 0417

### **PRIMARY ACCESS:**

Primary Access: Winkler Road  
Number of Lanes: 2  
Right of Way: 80  
Road Ownership: Lee County  
Class: Collector  
Service Level: C  
Traffic Count: 7200 N 15,000  
Date: 2011

### **BUILDING DATA:**

Square Footage: 11,180  
Parking Spaces:  
Year Built: 1978

### **SECONDARY ACCESS:**

Secondary Access: Colledge Parkway  
Number of Lanes: 6  
Right of Way: 170  
Road Ownership: Lee County  
Class: Arterial  
Service Level: D  
Traffic Count: 37,200  
Date: 2018  
Direct Access:  
Dist. to Median:  
Signalized: Yes  
Dist. to Inter.: 260'

### **LAND USE INFORMATION:**

Zoning: CPD  
Prelim. Dev. Ord.:  
Resolution #: Z-98-004 97-09-232.02Z 01.01  
Land Use Category: Intensive Development

### **TAX INFORMATION:**

STRAP Number: 15-45-24-02-00008.0010  
STRAP Number:  
Assessed Value: \$1,050,000  
Date Assessed: 2019  
Current Yr. Taxes: \$15,451  
Spcl. Assessments: None

### **LISTING DATA:**

Offering Price: \$1,100,000  
Price Per Acre:  
Price Per Front Foot Building:  
Price Per Square Foot:  
Terms:  
Comments:

### **UTILITIES:**

Water: Existing Connection  
Dist. to Hydrant: On Site

### **YOUR PERSONAL NOTES:**

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Site Photo

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