

**SAGE**

COMMERCIAL PROPERTIES  
&  
BUSINESS BROKERAGE

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COMMERCIAL  
PROPERTY  
for  
SALE

DESCRIPTION :



**2.16+/-A Waterfront w/ Permits—1345 Fifth Ave S., Naples FL 34102**

**Executive Summary:**

- Downtown Naples Waterfront--Permitted to Build Offices, Retail, Restaurant
- 2.16 +/- Acres, Zoned Waterfront Commercial
- 60 Boat Slips (some are sold, all pay fees)
- Possible for 37,000SF (40% coverage) to 47,000SF (50%) Building Footprint
- 42' Height Allowed
- Electricity, City Water & Sewer in Place
- 61,000 Cars/Day Traffic Count

GENERAL :

**Attachments:**

- Property Aerials & Photos
- Locator Map
- Survey
- Conceptual Layout Drawings
- Property Legal Description and Tax Information
- Reports: Demographics & Income
- Customer Registration Form (for Brokers & Agents)

PRICE : **\$2,600,000**

CONTACT : **Dick Naedel (239) 250-3133 Dick@SAGEFLA.com**

**NOTICE:** All information herein subject to change without notice. Information obtained from Seller and other sources. No warranty is made as to the accuracy, fitness, or suitability of this information for any purpose. No responsibility is taken to ensure that this information is updated beyond initial entry. All pertinent information must be verified by prospective Buyers prior to entering into any transaction.