

Unveiling the Full Potential of a Mixed-Use Opportunity

5041 PINE ISLAND RD NW
BOKEELIA, FL

\$1,800,000

SALE PRICE



CHALLENGE

The client contacted Mayhugh Commercial Advisors to evaluate their commercial property, spanning 4.60 acres along Pine Island Rd. Besides the small office building generating some income, the property boasted additional land at the rear, primed for future development—the true value lying in this potential. Despite some improvements, another local broker underestimated the property at \$700,000, failing to recognize or convey its complete possibilities.



ACTION

Upon property examination, its uniqueness became evident for various reasons. The C-1A Commercial Zoning offered a spectrum of commercial possibilities, providing developers with numerous avenues for future ventures. The recently refurbished office building contributed to cash flow, mitigating costs during the holding period. Mayhugh recommended listing the property aggressively at \$1.9 million, prompting no hesitation from the owner to entrust Mayhugh with listing and marketing responsibilities.



RESULT

During the span of a few months, Mayhugh garnered significant interest from numerous investors and developers through targeted marketing efforts. The property swiftly entered into a contract at the asking price with a local cash buyer and concluded the transaction within a mere 30 days.



I have owned a residential real estate Brokerage for many years in SWFL but never had any commercial contacts. I set out to find a company that wasn't a huge name with subpar agents and it was much more difficult than anticipated. Luckily, I came across Chase and his team and felt comfortable after our initial conversation. From there, I was kept advised of the market and, when I wanted to move the property faster, I was given guidance that got the job done quickly. I would recommend Chase to anyone needing commercial services and be confident that they are being well taken care of.

Brian Faulkner, Seller

