



**CENTRAL PARK PROFESSIONAL CENTER | BUILDING 700  
FOR SALE | FULLY LEASED | MULTI TENANT | OFFICE CONDOS**

**FULLY LEASED!**



**PROPERTY DESCRIPTION**

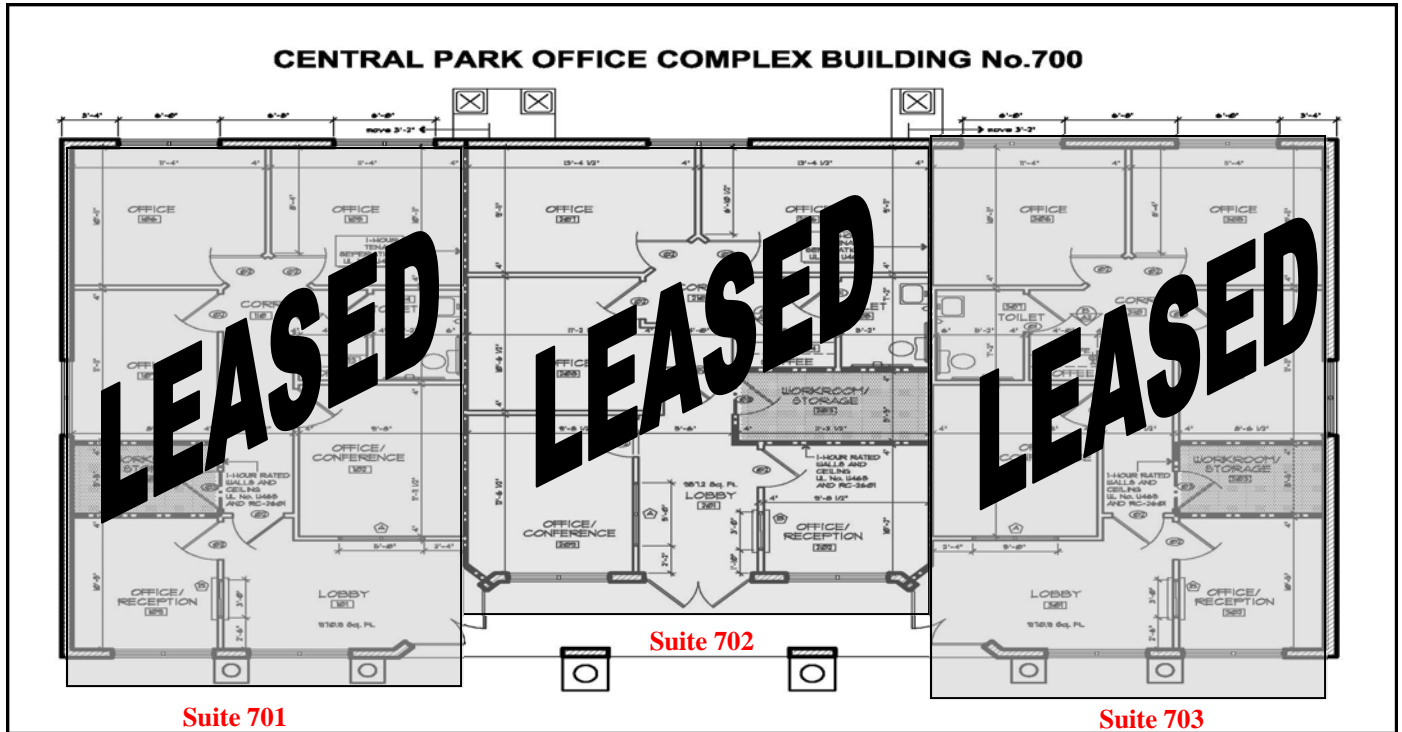
- **Location:** 13721 Cypress Terrace Circle, Building 700  
Fort Myers, FL 33907
- **S.T.R.A.P.#:** Multiple
- **Zoning:** MPD (Mixed Planned Development) Lee County
- **Total Building Size:** 2,897± SF
- **Property Taxes:** \$4,144.00 2015 Combined
- **Parking Spaces:** 25 Shared Parking Spaces
- **Utilities:** All Available to the Site
- **Associations Fees:** \$2,748.00 Quarterly (Included are property insurance, common area and exterior maintenance, and water and sewer.)

**Comments:** Right off US-41 in the prestigious Central Park, on Cypress Terrace Circle, this strategically located office building has ample room for medical, financial, real estate, or any professional business office setting. With three separate office suites, each with five offices, kitchenette, and storage room, this Mediterranean style office complex with ample parking and fine architectural details, offers multiple, adaptable uses. The two end units are each 970± square feet and interior unit is 957± square feet. With a total of 2,897± square feet located in the heart of beautiful South Fort Myers. This is an ideal property for an owner/user or investor. Annual NOI is approximately \$26,462.

**SALE PRICE: \$575,000**



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