

FOR SALE | 1,195± SF MEDICAL OFFICE CONDO THE FORUM PROFESSIONAL CENTER | COLONIAL BLVD.



PROPERTY DESCRIPTION

- Location: 1705 Colonial Blvd., Suite C1, Fort Myers, 33907
- S.T.R.A.P. #: 35-44-24-P3-02300.0C10
- Year Built: 1985
- Size: 1,195± SF
- Zoning: PO (Professional Office) within the City of Fort Myers
- Property Taxes: \$1,733.63 (2016)
- Association Fees: \$325.00 Per Month
(Included in Fees: Water/Sewer, Pest Control & Building Insurance)
- Parking: 26 Open Parking Spaces
- Comments: Located on the first floor of the Forum Professional Center, this 1,195± SF medical office condo is fully built out and ready to move in. The condo offers a very nice floor plan with large waiting room and reception area, two identical exam rooms with sinks with the potential of a third exam room with sink, a nurses station, a private office, and two restrooms. In addition, it comes equipped with an alarm system. The office is conveniently located between US41/Cleveland Avenue and Summerlin Road on the northeast corner of Colonial Blvd. and Deleon Street. The property offers easy access via the lighted intersection of Deleon Street or Colonial Blvd. and is just minutes to Lee Memorial Hospital. **Showings by appointment only.*

SALE PRICE REDUCED TO \$119,900 (\$100 PSF)

**FOR SALE | 1,195± SF MEDICAL OFFICE CONDO
 THE FORUM PROFESSIONAL CENTER | COLONIAL BLVD.**

