



## IDEAL OWNER/USER OPPORTUNITY ~ OCCUPY ALL OR PART!

Current Cap Rate  
7.35%!  
Excellent  
College Parkway  
Location!



### PROPERTY DESCRIPTION

- Location: 9111 West College Pointe Drive, Fort Myers, FL 33919
- S.T.R.A.P. # 16-45-24-44-00000.0001
- Building Size: 6,084± SF
- Year Built: 2002
- Zoning: MPD (Mixed Use Planned Development)
- Parking: 25 Shared Spaces
- Property Taxes: \$7,773.01 (2017)
- Association Fees: \$2,109.17 Quarterly
- Comments: This nicely appointed professional office condo has several possible purchase options. At present, the property is occupied by (3) Tenants and can be purchased as an investment property with an Annual NOI of approx. \$72,833. The property is also well suited for an Owner/User interested in all or part of the building. The existing Tenants are flexible and willing to relocate. The building is built of concrete block and stucco and has a flexible floor plan with two private entrances. The office is conveniently located in the Lake Pointe Commons Professional Center along the College Parkway corridor and can be accessed via McGregor Blvd. or at the lighted intersection of South Pointe Blvd. and College Parkway.

**FOR SALE \$990,000 (\$162.72 PSF)**

**Showings By Appointment Only Please!**



# COMMERCIAL

For more information contact:

Lisa Farrell-Sands

Broker & Commercial Advisor

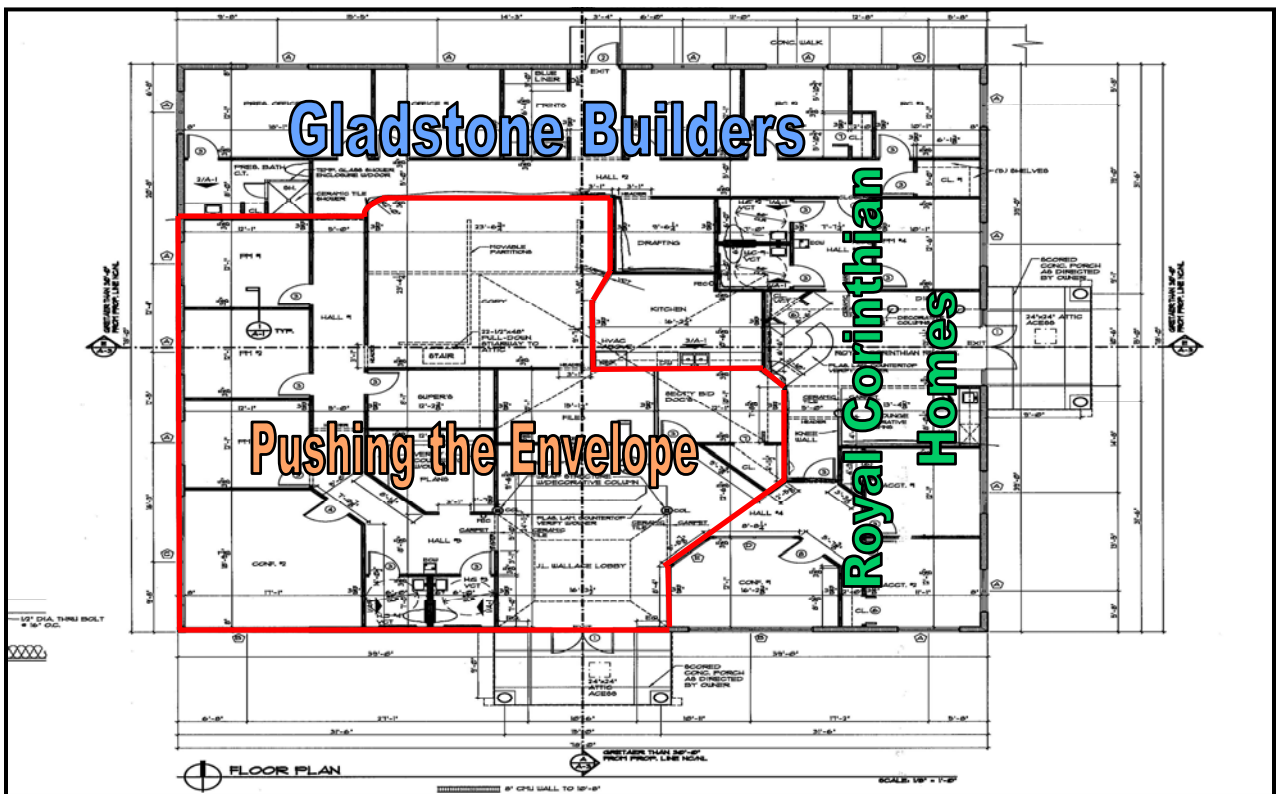
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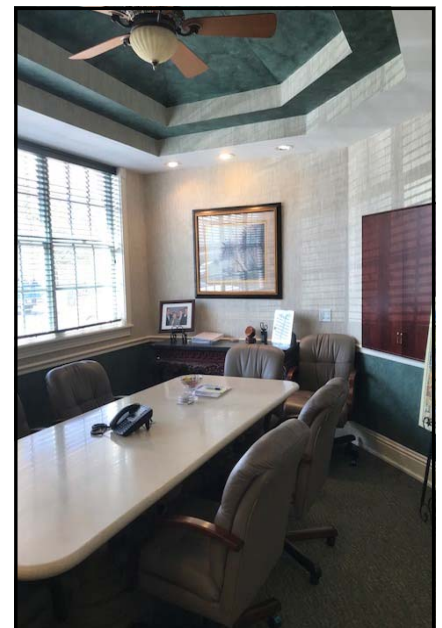
Reception Area/Royal Corinthian & Gladstone



Reception Area/Pushing the Envelope



Full Kitchen/Royal Corinthian & Gladstone



Conference Room/Royal Corinthian & Gladstone

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