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**6,051± SF FREESTANDING MEDICAL OFFICE BUILDING
SUMMERLIN ROAD | FORT MYERS | FOR SALE OR LEASE**



PROPERTY DESCRIPTION

- Location: 5285 Summerlin Road, Suite 101, Fort Myers, FL 33919
- S.T.R.A.P. # 11-45-24-P1-00300.1010
- Building Size: 6,051± SF Per Architectural Plans
- Year Built: 1987
- Zoning: PO (Professional Office) City of Fort Myers (Restricted to Medical & Dental Office)
- Parking: Abundant Shared Parking with (6) Designated Covered Spaces
- Property Taxes: \$11,528.66 (2018)
- Utilities: All Available to the Site (Water/Sewer & Electric at Owner/Tenants Expense)
- Sprinkled: Yes
- Association Fees: \$1,260 Per Month
- Comments: Summerlin Medical Park is an office condominium located on Summerlin Road near US 41. It is a great location near several of the hospitals and communities looking for medical services and signalized access to the main road. The building is currently used by a Pediatric group and was completely remodeled and updated in 2015. That work included a new tile roof and renovating the office with 8 exam rooms, 2 waiting rooms, nurses station and doctors office. There is plenty of parking and even 6 covered spaces which are dedicated to this unit. It is 6,051± SF of air conditioned space with one office upstairs that has a separate entrance. There is also a conference room and kitchen upstairs with a break area. It would be ideal for an end user or the investor.

SALE PRICE REDUCED! \$999,950 (\$165.25 PSF)
FOR LEASE: \$16.00 PSF/NNN
Showings By Appointment Only Please!



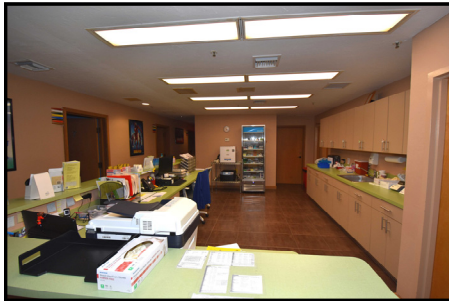
COMMERCIAL

For More Information Contact:
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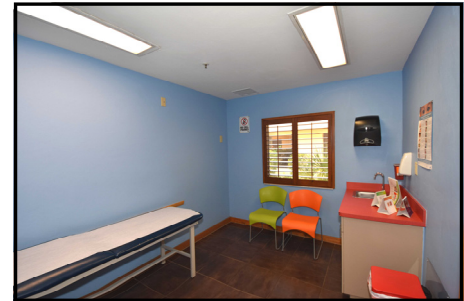
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Nurses Station



Office



Typical Exam Room



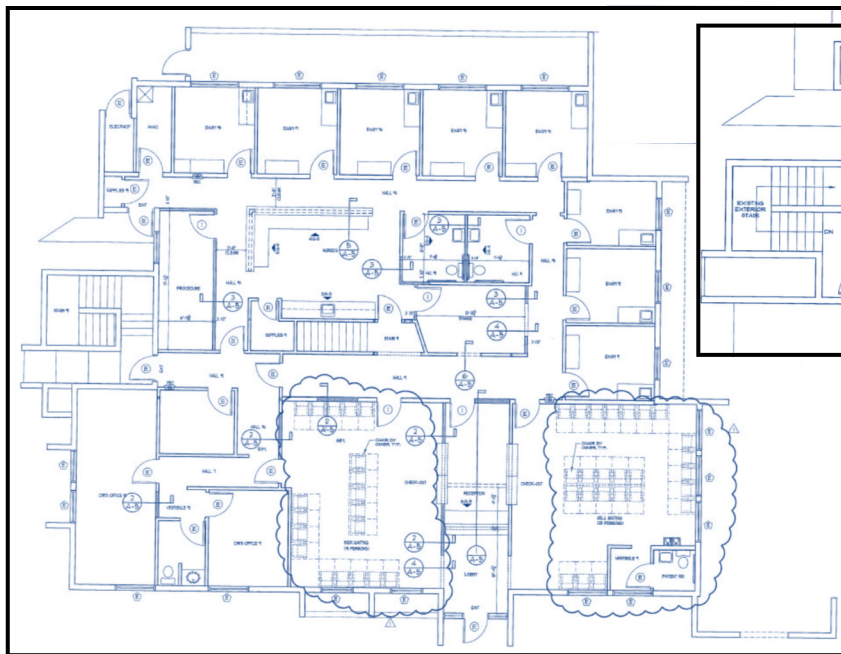
Covered Parking



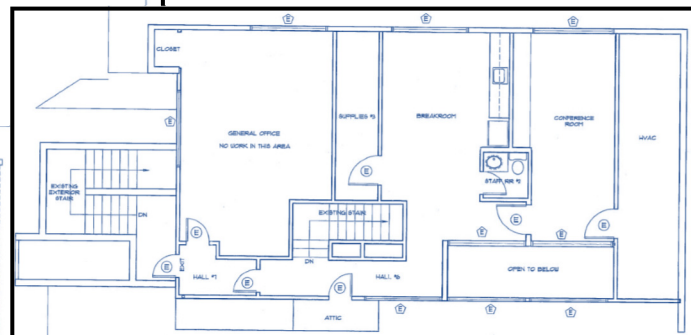
Second Floor Kitchen/Break Area



1 of 2 Waiting Areas



First Floor - Floor Plan



Second Floor - Floor Plan



Second Floor - Office Area

VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
Phone 239.489.3303

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