

**FOR SALE OR LEASE | 1,005± SF PROFESSIONAL OFFICE CONDO
ROYAL PALM SQUARE BLVD. | FORT MYERS | NEAR COLONIAL BLVD.**



PROPERTY DESCRIPTION

- Location: 1412 Royal Palm Square Blvd., Suite 103, Fort Myers, FL 33919
- STRAP #: 02-45-24-P1-02500.0030
- Condo Size: 1,005± SF
- 2018 Property Taxes: \$1,487.56
- Association Fees: \$235 Per Month
- Zoning: CG (Commercial General), City of Fort Myers
- Utilities: All available to the site.
- Parking: Ample Parking
- Signage: Monument Signage

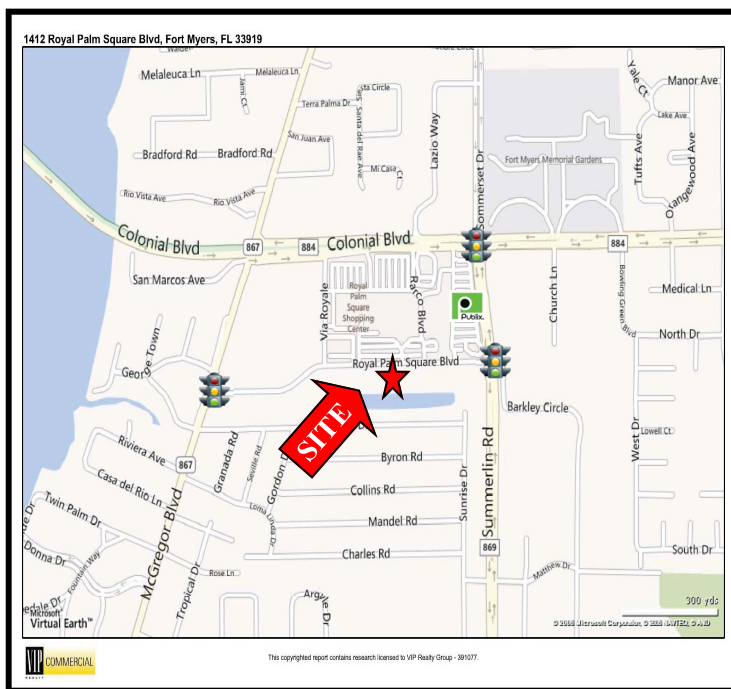
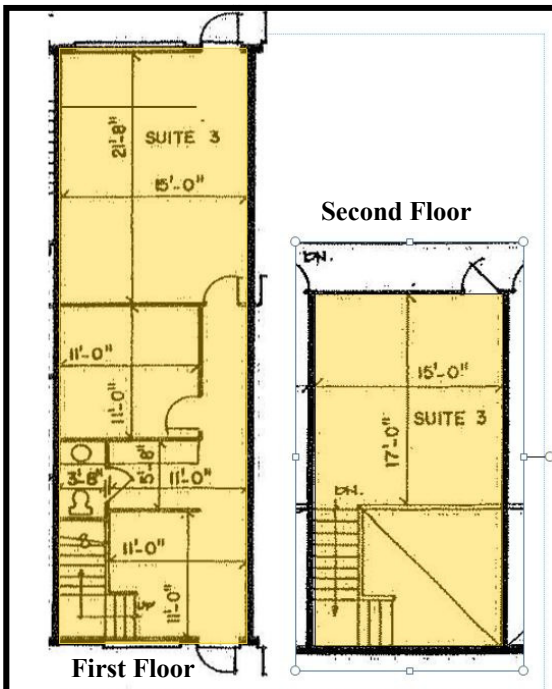
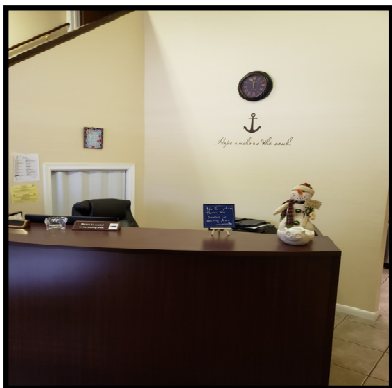
Comments: This professional office condo is “move-in ready” and ideally located for many office users. Located on Royal Palm Square Blvd., the building can be accessed via the lighted intersections of Summerlin Road or McGregor Blvd. and is less than one mile south of Colonial Blvd. and the Veterans Midpoint Bridge, allowing easy access to all major corridors. The condo consists of 750± SF on the 1st floor with a reception area, kitchenette, private restroom, (2) private offices and (1) multipurpose room; and the 2nd floor loft is approximately 255± SF and consists of (1) private office.

**SALE PRICE: \$120,000 (\$119.41 PSF)
FOR LEASE: \$1,111.77 Per Month
(Lease Rate Includes 6.2% Sales Tax)**

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