

**FOR SALE OR LEASE | 2,010± SF PROFESSIONAL OFFICE CONDO  
ROYAL PALM SQUARE BLVD. | FORT MYERS | NEAR COLONIAL BLVD.**



**PROPERTY DESCRIPTION**

- Location: 1412 Royal Palm Square Blvd., Suites 104-105, Fort Myers, FL 33919
- STRAP #'s: 02-45-24-P1-02500.0040 & 02-45-24-P1-02500.0050
- Condo Size: 2,010± SF (Potential to divide into (2) 1,005± SF Condo's)
- Combined 2018 Property Taxes: \$2,975.12
- Combined Association Fees: \$470 Per Month (Includes Building Insurance, Water/Sewer & Trash)
- Zoning: CG (Commercial General), City of Fort Myers
- Utilities: All available to the site
- Parking: Ample Parking
- Signage: Monument Signage

**Comments:** This 2,010± SF professional office condo is 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. The condo consists of 1,500± SF on the 1st floor with (4) offices, (1) conference room, (2) reception areas, (2) kitchenettes, and (2) restrooms. The 2nd floor loft area combined is approximately 510± SF and consists of (3) offices. Perfect for the Owner/User or Investor, with potential to divided.

**SALE PRICE: \$225,000 (\$111.94 PSF)**

**FOR LEASE: \$2,223.56 Per Month**

**(Lease Rate Includes 6.2% Sales Tax)**

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