



## INVESTMENT OPPORTUNITY 4.5% CAP RATE | CREDIT TENANT



### PROPERTY DESCRIPTION

- Location: 1860 Boy Scout Drive, 205  
Fort Myers, FL 33907
- S.T.R.A.P.#: 11-45-24-P2-00100.2050
- Condo Size: 1,800± SF
- Year Built: 1984
- Property Taxes: \$3,107.43 (2021)
- Association Fees: \$954.00 Quarterly Includes Building Insurance
- Special Assessment: \$523.98 Quarterly - Roof Replacement (Ends December 2021)
- Zoning: CI (Commercial Intensive) within the City of Fort Myers
- Utilities: All available to site

**Comments:** Investment opportunity with credit tenant. In 2011, 21st Century Oncology combined three condo units and spent a significant amount of money to create a State of the Art Research Lab. If they vacate, they have to restore the unit to the original condition. The current NOI is \$18,843 annually less the Special Assessment. The property is located in the Sunview Business Center on Boy Scout Drive, just west of US41.

**SALE PRICE REDUCED! \$420,000**



# COMMERCIAL

*For More Information Contact:*

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