



COMMERCIAL

For More Information Contact:

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1,126± SF OFFICE / WAREHOUSE CONDO FOR SALE “MOVE-IN-READY” | US 41 & BRUNER LANE



PROPERTY DESCRIPTION

- Location: 2235 Bruner Lane, Fort Myers, FL 33912
- S.T.R.A.P.#: 25-45-24-01-00000.2235
- Year Built: 1982
- Condo Size: 1,126± SF
- Zoning: C-2 (Commercial) Lee County
- Property Taxes: \$1,674.47 (2024)
- Overhead Door: (1) 7' x 8'
- Parking Spaces: 4
- Association Fees: \$200 Per Month + \$ 2,000 Annual Capital Improvement Fund (Exterior maintenance and water are included.)

Comments: This newly renovated office / warehouse condo is “move-in-ready.” The space features a freshly painted office that offers a contemporary feel with its gray tones, a new roof installed in 2022, and a new HVAC system installed in May 2024. The building is constructed of concrete block and stucco, and the 1,126± SF space includes a welcoming reception area, large office, (2) bathrooms and a spacious air-conditioned warehouse with (1) 7' x 8' overhead door. This space is ideal for small business owners, offering ample warehouse space and attractive showcase areas. Located in Commercial Square Phase I, the property is conveniently located just off US41 & the lighted intersection of Andrea Lane. This is a place you'll be proud to present to your clients, manage and expand your business and truly make it your own!

SALE PRICE: \$224,900

VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
Phone 239.489.3303 ~ Fax 239.437.7277



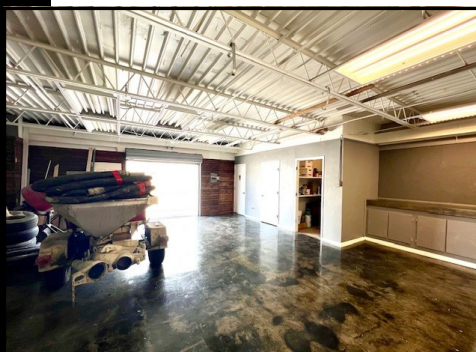
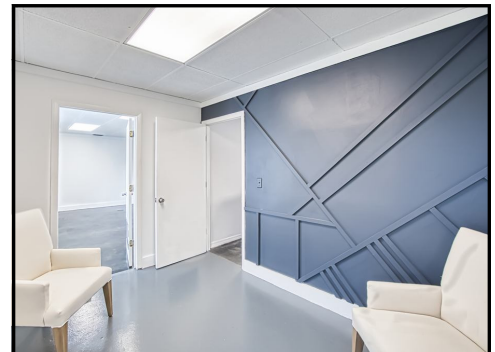
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