



COMMERCIAL

For More Information Contact:
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**2,694± SF PROFESSIONAL OFFICE BUILDING | BANYAN CREEK DRIVE
OFF OLD McGREGOR BLVD. | NEAR FORT MYERS BEACH & SANIBEL**



PROPERTY DESCRIPTION

- **Location:** 12855 Banyan Creek Drive, Fort Myers, FL 33908
- **S.T.R.A.P. #'s:** 01-46-23-29-00004.0109 & 01-46-23-29-00004.0110
- **Year Built:** 2003
- **Total Building Size:** 2,694 ± SF (Each Condo is 1,347± SF)
- **Property Tax:** \$2,951.48 (2025)
- **Association Fees:** \$1,800 (Quarterly)
- **Zoning:** CPD (Commercial Planned Development) Lee County
- **Parking:** 68 Shared + 4 Handicap Spaces
- **Signage:** Pylon
- **Utilities:** Electric / Water & Sewer

Comments: Banyan Creek Business Center is a professional office park designed in the charming Key West style, located off Old McGregor Blvd. Currently, Building 12855 is available for purchase. The building is configured as one office but has the potential to be divided into two separate units. The existing layout includes a reception area, eight private offices, six with windows and two without, two large spacious open work areas, a breakroom and four private restrooms. The building is move-in-ready, featuring new floors and paint throughout. The property is ideally located just minutes away from Health Park Medical Center & Golisano Children's Hospital, Sanibel Island and Fort Myers Beach.

SALE PRICE REDUCED: \$539,900

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



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