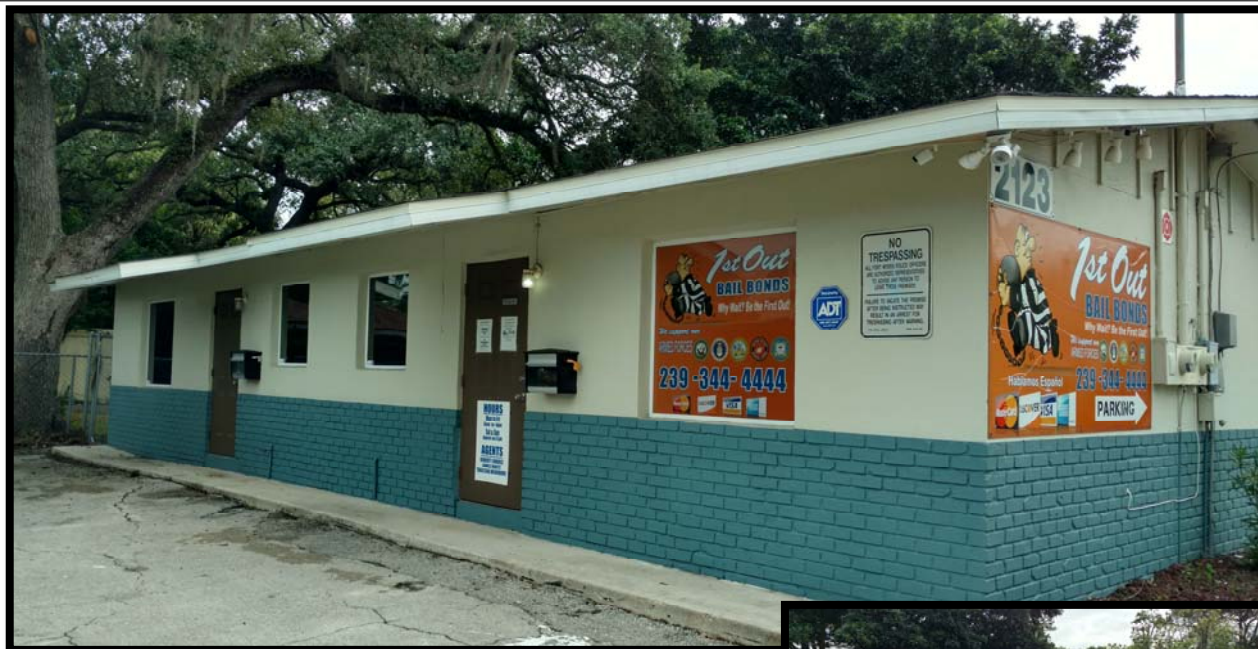


**987± SF MULTI - TENANT OFFICE BUILDING & VACANT CORNER LOT
DOWNTOWN FORT MYERS | WALKING DISTANCE TO JUSTICE CENTER**



PROPERTY DESCRIPTION

- Location: 2123-2125 Victoria Avenue
& Vacant Corner Lot, Fort Myers, 33901
- S.T.R.A.P. #'s: 24-44-24-P1-00900.026A
& 24-44-24-P1-00900.0260
- Year Built: 1969
- Total Building Size: 987± SF
- Combined Land Size: 7,782± SF
- Zoning: U-CTR (Urban Center) within the City of Fort Myers
- 2016 Property Taxes: \$1,223.95 (Building only, vacant land parcel has not yet been assessed.)
- Parking: 2 Spaces (Parcels can be merged to add additional parking.)
- Comments: This 987± SF multi-tenant building with adjoining vacant commercial parcel is perfect for an owner/user or investor. The office building is well maintained and both units are move in ready, newly painted and tile flooring throughout. Unit 2123 has an open floor plan with restroom and Unit 2125 has three private offices, a storage closet and restroom. The property is located on Victoria Avenue and the corner of Monroe Street and is within walking distance from the Downtown River District and many local governmental facilities including The Lee County Justice Center, The Federal Courthouse, The Department of Revenue, The Fort Myers Police Department, Fort Myers City Hall, Community Development & Public Works Center and Fort Myers Contractor Licensing/ Code Enforcement/ Fort Myers Building & Zoning Department, just to name a few.

SALE PRICE \$124,900

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