



COMMERCIAL

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FOR SALE | 6,051± SF FREESTANDING MEDICAL OFFICE BUILDING SUMMERLIN ROAD | FORT MYERS



PROPERTY DESCRIPTION

- Location: 5285 Summerlin Road, Suite 101, Fort Myers, FL 33919
- S.T.R.A.P. # 11-45-24-P1-00300.1010
- Building Size: 6,051± SF Per Architectural Plans
- Year Built: 1987
- Zoning: PO (Professional Office) City of Fort Myers (Restricted to Medical & Dental Office)
- Parking: Abundant Shared Parking with (6) Designated Covered Spaces
- Property Taxes: \$11,528.66 (2018)
- Utilities: All Available to the Site
- Sprinkled: Yes
- Association Fees: \$1,260 Per Month
- Comments: Summerlin Medical Park is an office condominium located on Summerlin Road near US 41. It is a great location near several of the hospitals and communities looking for medical services and signalized access to the main road. The building is currently used by a Pediatric group and was completely remodeled and updated in 2015. That work included a new tile roof and renovating the office with 8 exam rooms, 2 waiting rooms, nurses station and doctors office. There is plenty of parking and even 6 covered spaces which are dedicated to this unit. It is 6,051± SF of air conditioned space with one office upstairs that has a separate entrance. There is also a conference room and kitchen upstairs with a break area. It would be ideal for an end user or the investor.

SALE PRICE REDUCED! \$999,950 (\$165.25 PSF)
Showings By Appointment Only Please!

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

This is not intended to solicit property already listed. All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy and is subject to errors, omissions, withdrawal, changes or other conditions without notice.



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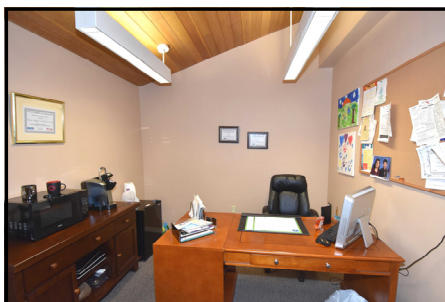
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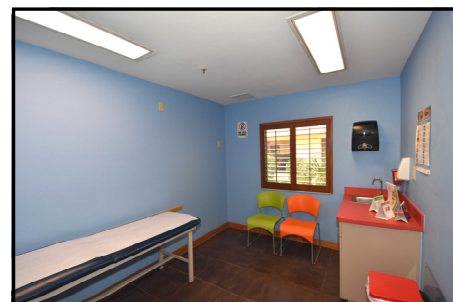
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Nurses Station



Office



Typical Exam Room



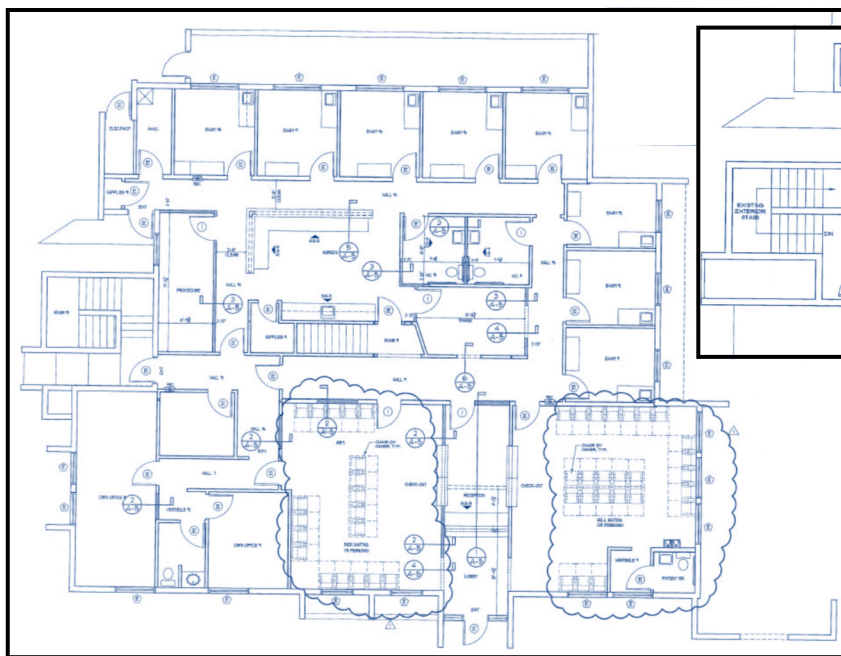
Covered Parking



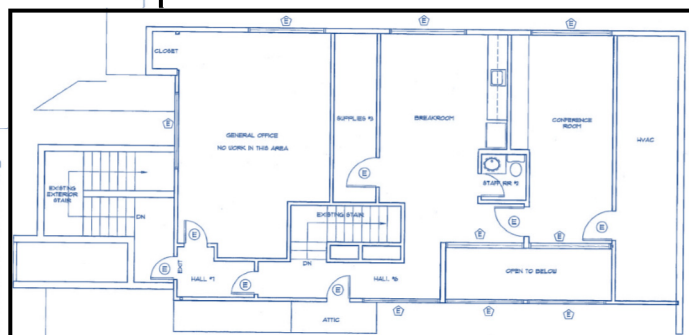
Second Floor Kitchen/Break Area



1 of 2 Waiting Areas



First Floor - Floor Plan



Second Floor - Floor Plan



Second Floor - Office Area

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