

**Lisa Farrell-Sands**  
 Broker & Commercial Advisor  
 (239) 470-5582  
 LSands@viprealty.com

**Kim Hudak**  
 Commercial Advisor  
 (239) 887-1531  
 KHudak@viprealty.com

**FOR SALE OR LEASE OPTION | 3,334± SF PROFESSIONAL OFFICE CONDO  
 ROYAL PALM SQUARE BLVD. | FORT MYERS | NEAR COLONIAL BLVD.**



**PROPERTY DESCRIPTION**

- Location: 1412 Royal Palm Square Blvd.  
Suite 101, Fort Myers, FL 33919
- STRAP #: 02-45-24-P1-02500.0010
- Year Built: 1984
- Condo Size: 3,334± SF (2,406± SF 1st Floor, Plus 928± SF 2nd Floor Loft)
- Property Taxes: \$4,069.63 (2019)
- Association Fees: \$705 Per Month (Includes Building Ins. Coverage, Water/Sewer, Trash)
- Zoning: CG (Commercial General), City of Fort Myers
- Parking: Ample Parking
- Signage: Monument Signage

**Comments:** This 3,334± SF professional office condo is ideally located for many office users. The current Owner has been at this same location for 19 years! This is a two story condo with 2,406± SF on the first floor which includes (4) private offices, (1) conference room, large open work area, large reception area, kitchenette, restroom and several storage closets. The second floor is 928± SF and consists of (2) private offices, a large open workspace, restroom, and additional space for storage. **The Owner is highly motivated and will consider a 5 Year Lease with Option to Purchase with a portion of the base rent going towards the Purchase Price. Owner is also willing to remain as a Tenant on the 2nd Floor.**

Description	SF	PSF	Monthly Gross Rent	Sales Tax	Total Per Month	Towards Purchase
1st Floor Only	2,406±	\$14.25	2,857.13	\$171.43	\$3,028.56	\$600 Per Month
1st & 2nd-Floor	3,334±	\$14.25	\$3,959.13	\$237.55	\$4196.68	\$900 Per Month
For Sale	3,334±	\$115.00	\$383,410.00			

Lisa Farrell-Sands  
Broker & Commercial Advisor  
(239) 470-5582  
LSands@viprealty.com

Kim Hudak  
Commercial Advisor  
(239) 887-1531  
KHudak@viprealty.com

## FOR SALE OR LEASE OPTION | 3,334± SF PROFESSIONAL OFFICE CONDO ROYAL PALM SQUARE BLVD. | FORT MYERS | NEAR COLONIAL BLVD.



Reception & Kitchen Area



First Floor Office



Second Floor Loft



First Floor Office



Conference Room



First Floor Office



Kitchenette