



**3,852± SF OFFICE / WAREHOUSE CONDO FOR SALE
LOCATED OFF KELLY ROAD AND SAN CARLOS BLVD.**



PROPERTY DESCRIPTION

- **Location:** 11680 Chitwood Drive, Unit 1-2, Fort Myers, FL 33908
- **S.T.R.A.P. #'s:** 06-46-24-37-00000.0001 & 06-46-24-37-00000.0002
- **Condo Size:** 3,852± SF Per Lee County Property Appraiser
- **Property Taxes:** \$3,445.18 Combined (2019)
- **Association Fees:** \$350 Per Month Combined
- **Year Built:** 1999
- **Zoning:** C-1A (Commercial) Lee County
- **Parking:** Shared Parking
- **Overhead Doors:** (Front) 12' x 10', (Rear) 14' x 12'
- **Utilities:** FP&L & Lee County Water & Septic

Comments: This 3,852± SF office / warehouse condo is available for sale. The warehouse is a Butler building system constructed of metal and steel framing. It has insulated walls and ceilings and is fully air conditioned. The interior consists of 5 private offices, 2 restrooms, a large warehouse with 2 overhead doors and mezzanine storage area. This is one of the few industrial areas near Ft. Myers Beach and Sanibel Island. The building is located south of the Super Target located in The Plaza at Island Pass and can be assessed by either Kelly Road or San Carlos Blvd.

SALE PRICE REDUCED: \$423,700 (\$110.00 PSF)



COMMERCIAL

For More Information Contact:

Lisa Farrell-Sands

Broker & Commercial Advisor

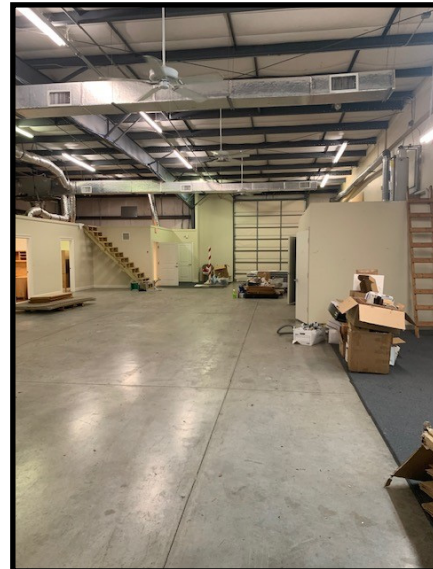
(239) 470-5582

LSands@viprealty.com

vipcommercial.com



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

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