VIP COMMERCIAL
R E A L T Y

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FOR SALE OR LEASE | 1,632± SF PROFESSIONAL OFFICE CONDO
EXCELLENT LOCATION | COLLEGE PARKWAY CORRIDOR

PROPERTY DESCRIPTION

- **Location:** 12697 New Brittany Blvd., Bldg. 5, Fort Myers, FL 33907
- **S.T.R.A.P. #'s:** 14-45-24-42-00000.006A
- **Condo Size:** 1,632± SF
- **Zoning:** CS-1 (Special Commercial Office) Lee County
- **Property Tax:** $1,942.67
- **Association Fee:** $1,000.00 Per Quarter
- **Year Built:** 1986
- **Parking:** (4) Designated Parking Spaces, plus additional Shared Spaces

Comments: Now is a perfect time to join the many professional office users in World Plaza. This 1,632+/- SF office condo is move-in-ready with new carpet and paint on the interior and a recently painted exterior. The layout consists of 3 large, private offices all with windows. The floor plan also offers a large, open reception area, a conference room, a kitchen/breakroom and a private restroom. This well maintained office park is ideally located in the College Parkway corridor with easy access to and from South Fort Myers and Cape Coral. The office park is located near the corner of Summerlin Road and College Parkway and can be accessed by turning right into World Plaza I at the Frantz Eye Care Center. The lease includes, water/sewer and trash. The Tenant is responsible for their own electric, internet / phone and office janitorial services.

SALE PRICE: $225,000 ($138.71 PSF)
LEASE RATE: $2,234.48 Per Month
(Price includes 6% Sales Tax)

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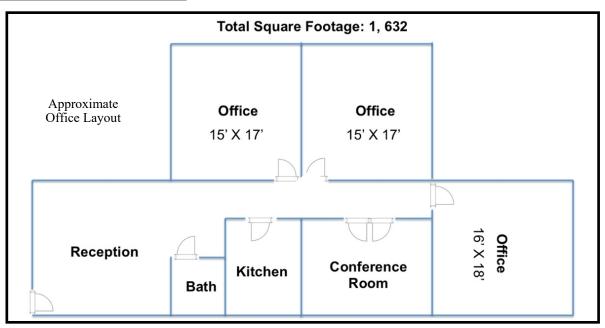**Lisa Farrell-Sands**
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Total Square Footage: 1, 632

Approximate Office Layout

Office 15' X 17'

Office 15' X 17'

Reception

Bath

Kitchen

Conference Room

Office 16' X 18'