

**FOR SALE OR LEASE | 1,459± SF OFFICE/WAREHOUSE
OFF ALICO ROAD | BETWEEN US41 & I-75**



PROPERTY DESCRIPTION

- Location: 7863 Drew Circle, Unit 4, Fort Myers, FL 33967
- S.T.R.A.P.#: 08-46-25-58-00001.0004
- Size: 1,459± SF Office/Warehouse Condo
- Year Built: 2006
- Zoning: IPD (Industrial Planned Development) Lee County
- Property Taxes: \$1,882.83 (2020)
- Association Fees: \$823 Per Quarter
- Overhead Door: (1) 16' x 12' Drive-In
- Utilities: Water/Sewer (Included in Association Fees)

Comments: This well maintained office/warehouse condo is available for sale or lease. The condo is 1,459± SF consisting of a 285± SF office/showroom and restroom, and 1,174± SF warehouse with (1) drive-in overhead door. The property is located within the Alico Commercial Park off Ali-co Road and Cam Court, and is within close proximity to I-75, RSW (Regional Southwest Florida International Airport), and Florida Gulf Coast University. **Adjoining Unit 205 is also available for sale or lease and both units will be available to move in August 1st.**

SALES PRICE: \$275,000
LEASE RATE: \$1,933.18 PER MONTH
(Lease Rate Includes Sales Tax)

Please do not disturb the Tenant. Showings by appointment only.



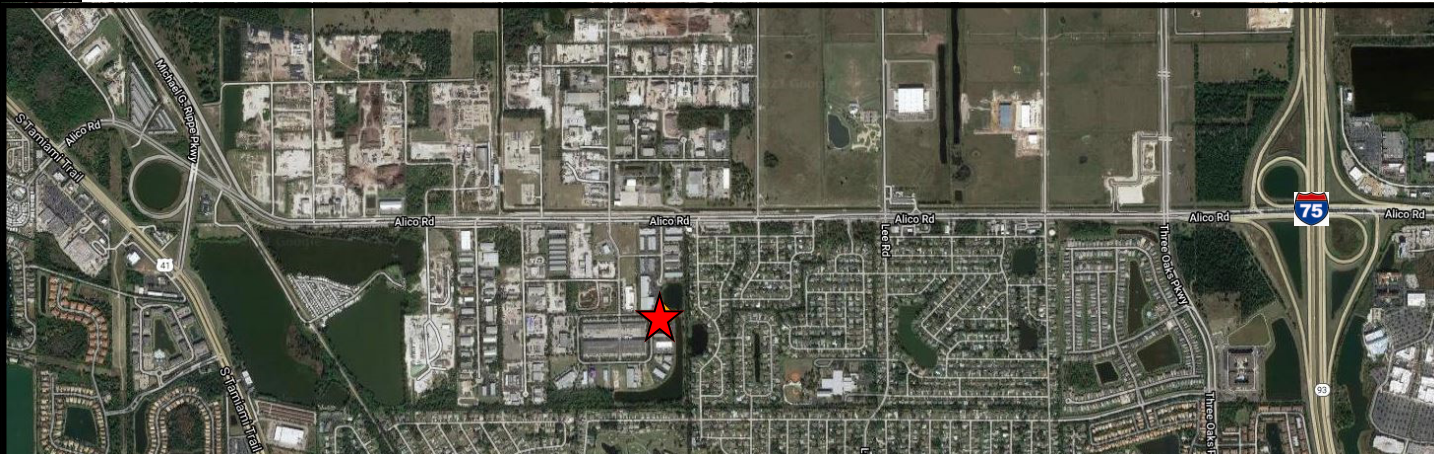
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