



**INVESTMENT OPPORTUNITY
4.5% CAP RATE | CREDIT TENANT**



PROPERTY DESCRIPTION

- Location: 1860 Boy Scout Drive, 205
Fort Myers, FL 33907
- S.T.R.A.P.#: 11-45-24-P2-00100.2050
- Condo Size: 1,800± SF
- Year Built: 1984
- Property Taxes: \$3,107.43 (2021)
- Association Fees: \$954.00 Quarterly Includes Building Insurance
- Zoning: CI (Commercial Intensive) within the City of Fort Myers
- Utilities: All available to site

Comments: Investment opportunity with credit tenant. In 2011, 21st Century Oncology combined three condo units and spent a significant amount of money to create a State of the Art Research Lab. This property is well suited for a 1031 Exchange with a current NOI of \$18,843 annually and the potential to extend the lease another 5 years with purchase. The property is ideally located in the Sunview Business Center on Boy Scout Drive, just west of US41.

SALE PRICE REDUCED! \$420,000



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