



COMMERCIAL

REALTY

For More Information Contact:

Lisa Farrell-Sands

Broker & Commercial Advisor

(239) 470-5582

LSands@viprealty.com

vipcommercial.com



INVESTMENT OPPORTUNITY WITH 6% CAP RATE PRESERVE PLAZA CONDO | S. TAMiami TRAIL / US41



PROPERTY DESCRIPTION

- **Location:** 18070 S. Tamiami Trail, Unit 6, Fort Myers, FL 33908
- **S.T.R.A.P. #:** 18-46-25-27-00000.0106
- **Condo Size:** 1,930± SF
- **Property Tax:** \$2,849.33
- **Association Fees:** \$1,418.50 Per Quarter
- **Zoning:** C1-A (Commercial) Lee County
- **Year Built:** 2005
- **Parking:** 113 Shared Surface Spaces
- **Overhead Door:** 1 (10' x 8')
- **Ceiling Height:** 10'9"

■ **Comments:** This well maintained Neighborhood Center condo unit is fully leased and available for sale as an investment property. The current tenant has a three year, triple net lease, with 3% annual escalations and a lease expiration date of March 28, 2025. The Current NOI is \$25,142 annually. The C1-A zoning has many allowable office and retail uses and the layout consists of a large open showroom/reception area, a large open workspace with overhead door for deliveries, one restroom and an additional restroom that is plumbed for service and is fully air conditioned with two A/C units. The property is located on the west side of US41 with easy access via the lighted intersection of S. Tamiami Trail and Constitution Blvd. The population within a 5 mile radius is 89,569± and the FDOT reported the AADT (Annual Average Daily Traffic) to be 42,500 Cars Per Day in 2020.

FOR SALE: \$419,900

SHOWINGS BY APPOINTMENT ONLY. PLEASE DO NOT DISTURB THE TENANT.

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



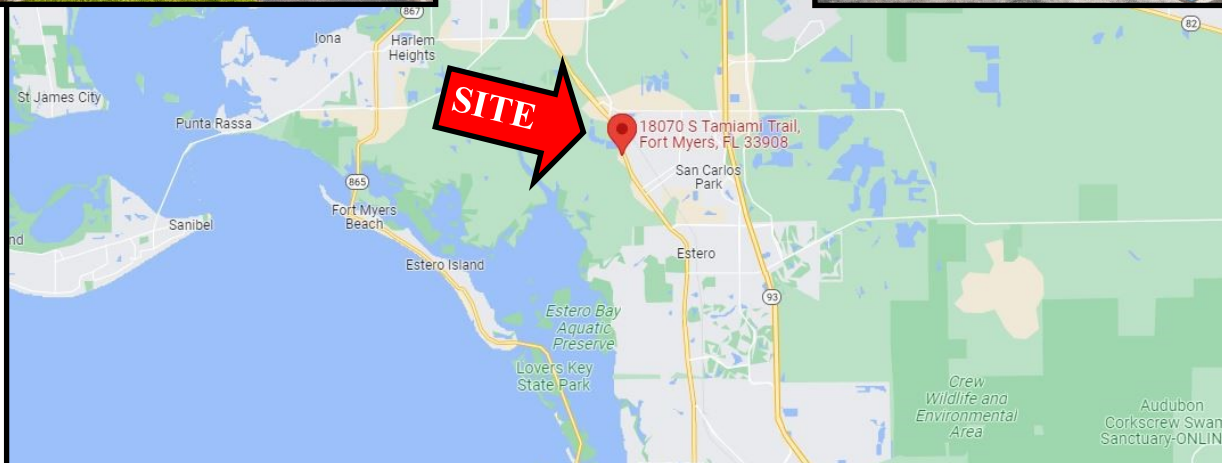
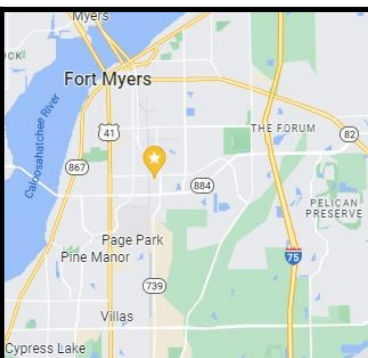
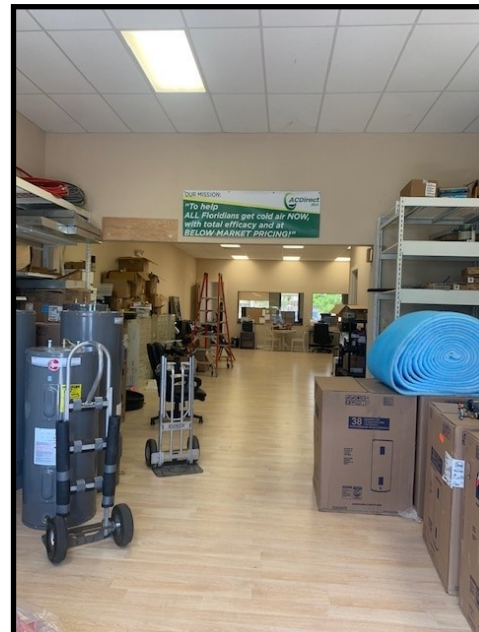
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