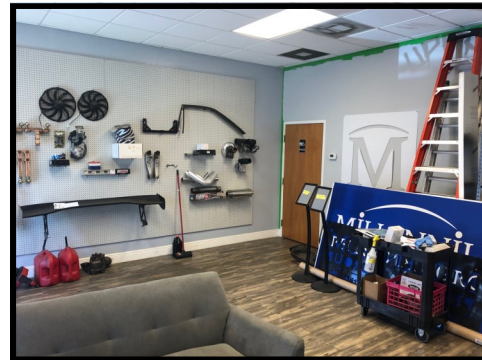




1,365± SF OFFICE / WAREHOUSE WORK DRIVE / CITY OF FORT MYERS



PROPERTY DESCRIPTION

- Location: 3550 Work Drive, A-10
Fort Myers, FL 33916
- S.T.R.A.P.#: 30-44-25-P2-0060A-0010
- Condo Size: 1,365± SF
- Year Built: 2006
- Property Taxes: \$2,852.27 (2022)
- Association Fees: \$1,000 Quarterly Includes Building Insurance
- Zoning: IH (Heavy Industrial) within the City of Fort Myers
- Overhead Door: (1) 12' x 14'

Comments: This 1,365± SF office/warehouse is available for sale. The office area is 300± SF and includes an ADA restroom. The warehouse is 1,065± SF, has an insulated ceiling and 16' clear height. The unit is located within Pyramid Park, a commercial condominium association. The condo's are well maintained and there is ample parking onsite. In addition, the property is fully fenced and secured with electronic gate. Conveniently located, south of Hanson Street, near Veronica S. Shoemaker Blvd., offering easy access to I-75 via State Road 82 or Colonial Blvd.

ASKING PRICE: \$341,250.00



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