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7,125± SF MULTI-TENANT COMMERCIAL BUILDING MORSE SHORES PROFESSIONAL CENTER | PALM BEACH BLVD.



PROPERTY DESCRIPTION

- **Location:** 4857 Palm Beach Blvd. Fort Myers, FL 33905
- **S.T.R.A.P. #** 03-44-25-04-0000A.0120
- **Total Building Size:** 7,125± SF
- **Year Built:** 2008
- **Zoning:** CC (Commercial)
- **Parking:** Abundant Shared Parking
- **Property Taxes:** \$13,542.12 (2022)
- **Utilities:** All Available to the Site

Comments: Morse Shores Professional Center is a very well-maintained neighborhood center located on Palm Beach Blvd. just minutes from Downtown Fort Myers and close to I75. The center consists of two separate properties: 4881 Palm Beach Blvd., which is occupied by Millenium Physicians Group and is not available for sale, and 4857 Palm Beach Blvd., which is a multi-tenant building consisting of (4) separate units. Unit 1 is 1,500± SF and currently occupied by a pharmacy. Units 2, 3, and 4 were formerly occupied by Millenium Physicians Group and used as their training center. They are now vacant and available for lease. Unit 2 & 3 are both 1,500± SF and built out as office. Unit 4 is 2,625± SF and consists of a large open work space and (4) private offices. All units have a kitchenette and private restrooms. The two properties will be required to share some common areas and expenses.

SALE PRICE: \$1,499,900

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



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For More Information Contact:
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Unit 2 Open Workspace



Unit 2 Kitchenette and Restroom



Unit 2 Conference Room



Unit 3 Reception Area



Unit 3 Breakroom



Unit 4 Open Workspace



Unit 4 Office



Unit 4 Kitchenette



Unit 4 Entrance



Exterior



Exterior



Entrance Unit 2 & 3

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