

For More Information Contact **Kim Hudak Commercial Advisor** (239) 887-1531 KHudak@viprealty.com vipcommercial.com



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

Price **Reduced!** 



- Location:
- S.T.R.A.P.#:
- Size:
- 1.459± SF Office/Warehouse Condo 2006
- Year Built: Zoning:
- Property Taxes: Parking:
- (3) Designated Parking Spaces Association Fees:
- \$1,350 Per Ouarter Overhead Door:
- (1) 12' x 12' Drive-In
  - Utilities: Water/Sewer (Included in Association Fees) / Electric by Owner

IPD (Industrial Planned Development) Lee County

7863 Drew Circle, Unit 7 Fort Myers, FL 33967 08-46-25-58-00001.0004

\$2,767.95 (2023)

**Comments:** This well-maintained office/warehouse condo is available for sale. The office and restroom area is  $285\pm$  SF and the warehouse is  $1,174\pm$  SF. The warehouse has a 14' 6" ceiling, and (1) 12' x 12' overhead door. The property zoning has many allowable uses including Contractors & Builders, Business Services, Manufacturing & Fabrication, Indoor Storage, Vehicle & Equipment Dealers, and Warehousing. The convenient location within the Alico Commercial Park, and its close proximity to I-75, RSW (Regional Southwest Florida International Airport), and Florida Gulf Coast University, make this location ideal for many uses. \*Special Note: The sale and closing are contingent on the Owners ability to relocated into a new space that is currently under construction and scheduled for completion mid-April 2024.

## SALES PRICE REDUCED: \$427,700

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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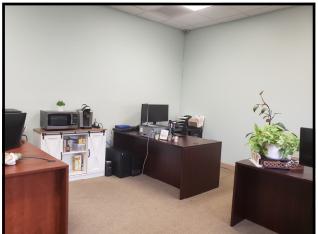


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