



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



PROPERTY DESCRIPTION

- Location: 7863 Drew Circle, Unit 7
Fort Myers, FL 33967
- S.T.R.A.P.#: 08-46-25-58-00001.0004
- Size: 1,459± SF Office/Warehouse Condo
- Year Built: 2006
- Zoning: IPD (Industrial Planned Development) Lee County
- Property Taxes: \$2,767.95 (2023)
- Parking: (3) Designated Parking Spaces
- Association Fees: \$1,350 Per Quarter
- Overhead Door: (1) 12' x 12' Drive-In
- Utilities: Water/Sewer (Included in Association Fees) / Electric by Owner

Comments: This well-maintained office/warehouse condo is available for sale. The office and restroom area is 285± SF and the warehouse is 1,174± 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.



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