



COMMERCIAL

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FOR SALE | BRAND NEW MEDICAL OFFICE SPACE 3,566± SF BEAUTIFULLY BUILT OUT | THE VILLAGE OF ESTERO



PROPERTY DESCRIPTION

- **Location:** 22904 Lyden Drive
Estero, FL 33928
- **S.T.R.A.P. #'s** 04-47-25-E4-54000.0050 & 04-47-25-E4-54000.0060
- **Total Size:** 3,566± SF (Units 5 & 6 Combined, Per Leepa)
- **Year Built:** 2022
- **Property Tax:** \$9,625.69 (2024 Combined)
- **Zoning:** CPD (Commercial Planned Development) Estero
- **Parking:** 50 Shared Surfaces Spaces

Comments: Coconut Trace Professional Center is a newly constructed multi-tenant professional building centrally located in Estero across from Coconut Point Shopping Mall, with easy access via US41 by turning east on Bulb Lane or Vanderberg Way. The FDOT reports an average daily traffic count of 57,000 in 2024 along US41.

Unit 5-6 is a beautifully built out medical office that is available for sale. The 3,566± SF space consists of a large reception and waiting area, 8 medical offices with water, a large procedure room, 1 private doctors office, 1 private office, a large breakroom, 3 restrooms, and janitors and supply closets.

Sale Price Reduced: \$1,635,000

Please contact Ethan Schumacher at (239) 220-3042 to arrange a showing appointment.

**VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
Phone 239.489.3303**

This is not intended to solicit property already listed. All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy and is subject to errors, omissions, withdrawal, changes or other conditions without notice.

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