



**100% Occupied
Investment Property**
2070 Carrell Road
Fort Myers, FL 33901

Located in the City of Fort Myers on Carrell Road, adjacent to the Walgreen's Drug Store, just north of the Edison Mall. Newly renovated building with new interiors, including new air conditioning system, exterior face-lift and new roof. Ten year net lease with Lee Memorial Health Systems for Home Health Offices and Rehabilitative & Wellness Center.

PRICE: \$4,200,000.00 or \$154.00 Per Sq. Ft.

BUILDING: 27,356± Sq. Ft. with 100 Parking Spaces

SITE: 1.8± Acres

TENANT: Lee Memorial Health Systems

RENT: \$11.50 Per Sq. Ft. with 3% Annual Escalations

CURRENT RENT: \$26,216.17 Per Month

N.O.I.: \$314,594.04

OPERATING COSTS: Tenant responsible for all taxes, insurance and other operating costs. Landlord is responsible for roof, structure, exterior and HVAC replacement.

LEASE TERM: Ten years 10/01/04 through 09/30/14
Two 5 Year Renewals with 3% Annual Escalations

COMMENTS: All systems are brand new. The roof is new with a ten year (no dollar limit) warranty from the manufacturer (which may be transferred to new owner for \$1,000) Two year warranty from sub-contractor for materials and workmanship. The structure consists of concrete block and stucco.

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