



LOCATION: 2070 Carrell Road, Fort Myers, FL 33901

STRAP #: 36-44-24-P1-00001.0020

ZONING: B2

REAL ESTATE TAXES: \$16,845.21 (2004)

SIZE: Building 27,356± Sq. Ft.
Land 1.8± Acres

PARKING SPACES: 100

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

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

COMMENTS: Located adjacent to Walgreen's just north of Edison Mall. Newly renovated building with new interiors, new air conditioning system, new roof and exterior facelift. Ten year net lease with Lee Memorial Health Systems for Home Health Offices and Rehabilitative & Wellness Center.

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