

Office Building or Site For Sale on McGregor Boulevard Business Relocating



LOCATION: 2035 McGregor Boulevard, Fort Myers, FL 33901

STRAP #: 23-44-24-P2-00500.0190

ZONING: Urban Center - Mixed Use

UTILITIES: City Water & Sewer

SIZE: Building 2,660± Sq. Ft.
Land 19,780± Sq. Ft.

TRAFFIC COUNTS: 17,100 AADT 2005

PRICE: \$770,000.00

2005 TAXES: \$7,051.00

COMMENTS: Excellent redevelopment or renovation property on oversized site. Located on the corner of McGregor Boulevard and Johnson Street, just off US 41. Walking distance to courthouse, city hall, and Federal building in Downtown Fort Myers which is undergoing redevelopment. New development in Downtown Fort Myers will focus on mixed land use, pedestrian-friendly walkways, residences, dining, and entertainment within a five minute walk of urban workplaces.

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