

Office Building Lee Blvd., Lehigh Acres FOR SALE



LOCATION: 5104, 5106, 5108 Lee Blvd., Lehigh Acres, FL 33971

STRAP #: 29-44-59-06-00048.0060; 0070; 0080

ZONING: CPD - Commercial Planned Development

SIZE: 2,420 Sq. Ft. Building on 32,640 Sq. Ft. / Triple Lot Site

UTILITIES: FGUA Water & Sewer

PRICE: \$265,000

COMMENTS: Located directly on busy Lee Blvd., just over a mile west of Gunnery Rd, this former model home has been converted into 4 spacious offices with a reception area and file room, plus a kitchen and conference room overlooking the pool. Currently 19 parking spaces. Zoning allows up to 5,700 sq. ft. of office, medical and commercial uses or an assisted living facility not to exceed 7 dwelling units.

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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

5104, 5106, 5108 Lee Blvd., Lehigh, FL 33917



Former model home perfect for office, medical, commercial, assisted living and more.

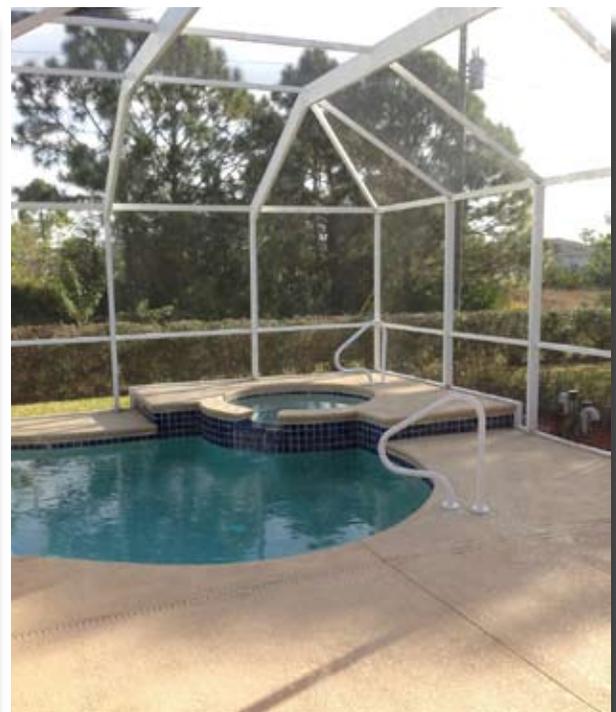


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Excellent Signage & High Visibility on Lee Blvd.



Screened Pool & Spa

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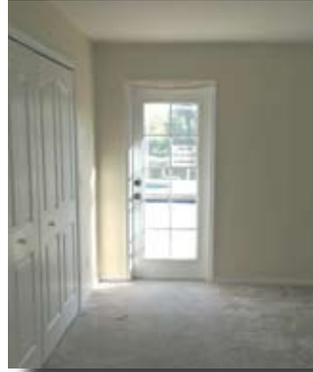
Plenty of Paved Parking / 19 spaces



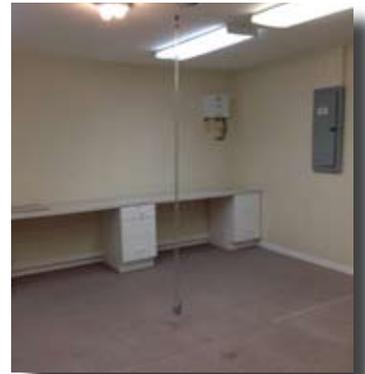
Additional Lot for Expansion

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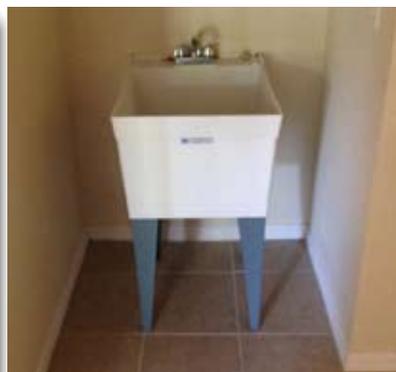


Reception area / 4 Private Offices / 2 Bathrooms



Fully Equipped Kitchen overlooking Conference Room / Pool Area

File / Equipment / Storage



Laundry Hook-ups & Utility Sink



HVAC System

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The Master Concept Plan is a detailed site layout showing the proposed development. It features an 'Existing Building' of 2,420 sq ft and a 'Future Building' of 3,200 sq ft. The plan includes extensive landscaping with numerous trees and shrubs, parking areas, and various utility lines. Annotations specify tree types and sizes, such as '10' Caladium Palm Tree' and '12' Caladium Palm Tree'. It also shows 'Future Parking Areas' and 'Existing Parking Areas'. The site is bounded by Lee Blvd to the south and Lehigh Ave to the east.

Master Concept Plan

The Current Floorplan shows the interior layout of the existing building. Key areas include a 'KITCHEN', 'RECEPTION/WAITING ROOM', 'GENERAL ROOM', 'OFFICE', 'FILE ROOM', and 'BATH'. The plan also shows 'MEETING ROOMS' and 'STORAGE' areas. Dimensions and room numbers are provided throughout the layout.

Current Floorplan

The location map shows the site's position in Lehigh Acres, Florida. Major roads include Lee Blvd (US 92), Orange River Blvd, Buckingham Rd, and Colonial Blvd. The site is marked with a red arrow and labeled 'SITE'. Surrounding landmarks include the Lehigh River, Lehigh High School, Riverdale Shopping Center, and Lehigh West Air Park. The map also shows nearby highways like I-75 and I-136.