



**LOCATION:** 3417 Tamiami Trl., Unit A, Port Charlotte, FL 33952

**TAX ID:** 402222801001

**ZONING:** CG - Commercial General

**UTILITIES:** City water and sewer

**SIZE:** 3,187± SF

**PRICE:** \$875,000



**COMMENTS:** Medical office condo currently used as a Rehabilitation Therapy office. This high-profile location directly on S. Tamiami Trail / US 41, just east of Harbor Blvd. in Port Charlotte is built out with a reception/welcome area, several office/exam rooms, a large physical therapy room, supply room, two restrooms and a kitchenette. Signage available.

**CONTACT:** TOM WOODYARD  
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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.

# 3417 N. Tamiami Trl., Unit A, Port Charlotte, FL



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