

FOR SALE

2,860± SF Office Condo

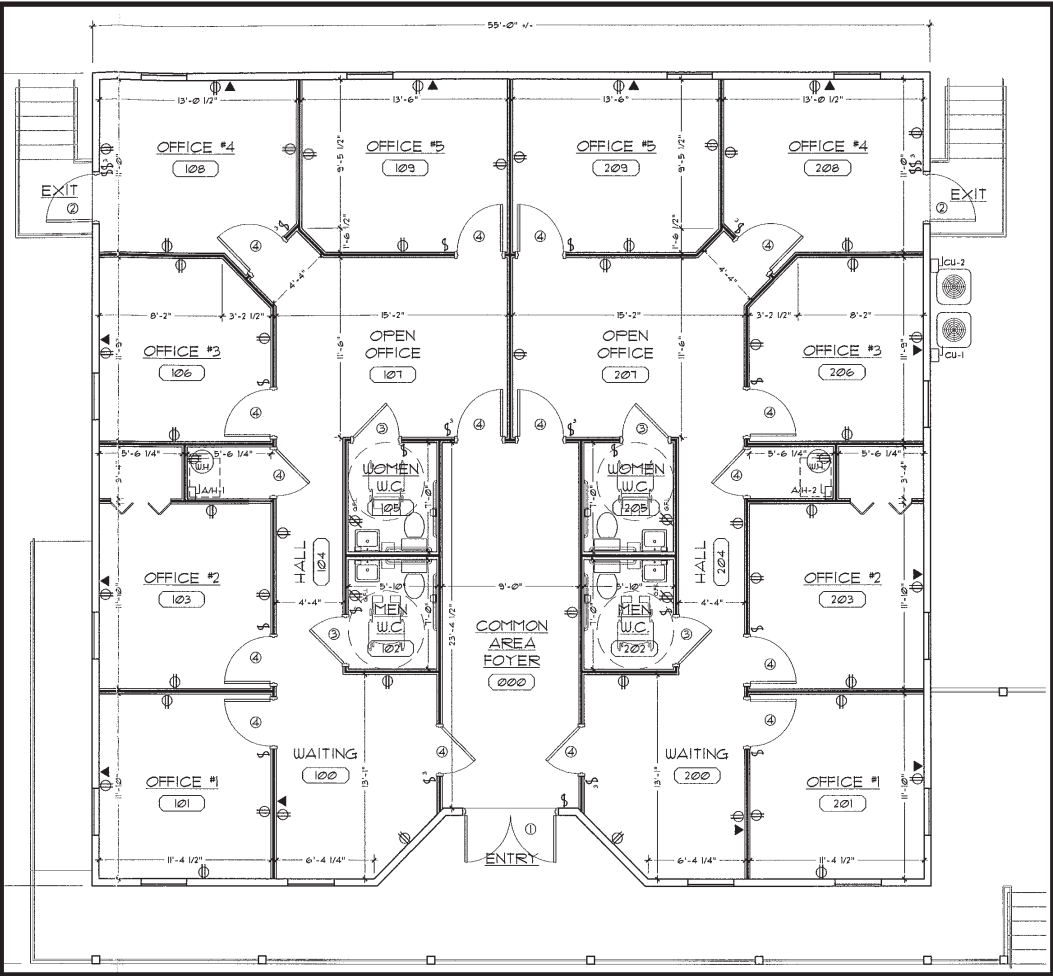
Banyan Creek / Fort Myers



- LOCATION:** 12851 Banyan Creek Drive, Units 111 & 112, Fort Myers, FL 33908
- STRAP:** 01-46-23-29-00005.0111; 01-46-23-29-00005.0112
- PRICE:** \$530,485 **ZONING:** CPD - Commercial Planned Development
- NOI:** \$37,134 **UTILITIES:** County Water & Sewer
- LEASE EXPIRATION:** August 31, 2028
- RE TAXES:** \$4,616 (2026 TRIM)
- ASSN. FEES:** \$4,200/quarter
- COMMENTS:** Great investment opportunity. Current tenant has been in place since 2010. Located on the north side of McGregor Boulevard, east of John Morris Road between South Fort Myers and Sanibel/Captiva.
- CONTACT:** TODD HOLMAN
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E-MAIL: tholman@wa-cr.com

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.

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