

EQUESTRIAN PROFESSIONAL CENTER CONDO UNITS

OWNER USER OR INVESTMENT OPPORTUNITY IN NAPLES, FL



OFFERING SUMMARY

Location: 12272 Tamiami Trail East
Units 402 & 403
Naples, FL 34113

County: Collier

Property Type : Improved Commercial

Unit Size (Sq. Ft.): 2,400 SF (Each unit is 1,200 SF)

Zoning: C-3

No. Units: 2 Units

Utilities: All Available

STRAP Number: 31240000114

2021 Taxes: \$3,973.57 (Both Units Combined)

Association Dues: \$2,213 Per Quarter (Both Units Combined)

LIST PRICE:
\$875,000 | \$365 PSF



www.LSIcompanies.com



12272 TAMIAMI TRAIL

YOUR EXECUTIVE TEAM



Christi Pritchett, CCIM
Sales Agent



Alexis North, CCIM
Sales Agent

DIRECT ALL OFFERS TO:

Christi Pritchett - cpritchett@lsicompanies.com
Alexis North - anorth@lsicompanies.com
(239) 489-4066

OFFERING PROCESS

Offers should be sent by Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

PROPERTY HIGHLIGHTS

- (2) 1,200 Sq. Ft. Unit condos available for sale
 - Unit 402 is currently occupied with a long term tenant (please inquire for existing lease details)
 - Unit 403 is owner-occupied
 - Combined 2022 Association Dues: \$2,213 per quarter
- 70 shared parking spaces
- C-3 zoning allows for a variety of professional and offices uses (*Full list of approved uses available upon request*)
- Fully built out with high-end finishes, crown molding, ceramic tiles flooring
- 2005 construction with concrete block, stucco façade and metal roof





UNIT 402 & 403 HIGHLIGHTS

1,200 Sq. Ft. each

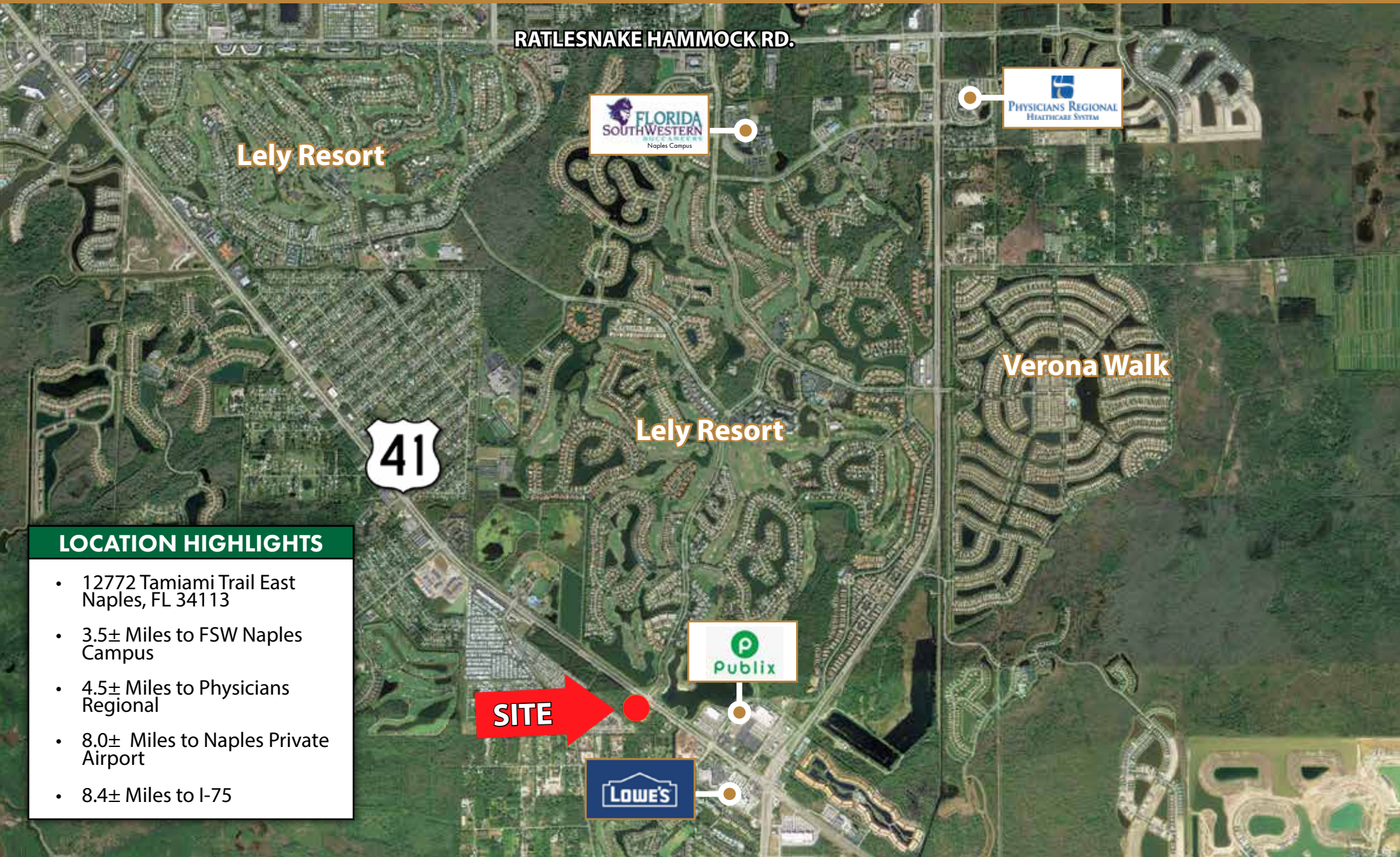
- 4 private offices
- Shared bathroom
- Kitchenette
- Conference room
- Reception and lobby area





PROPERTY AERIAL





RATLESLAKE HAMMOCK RD.

Lely Resort



Lely Resort

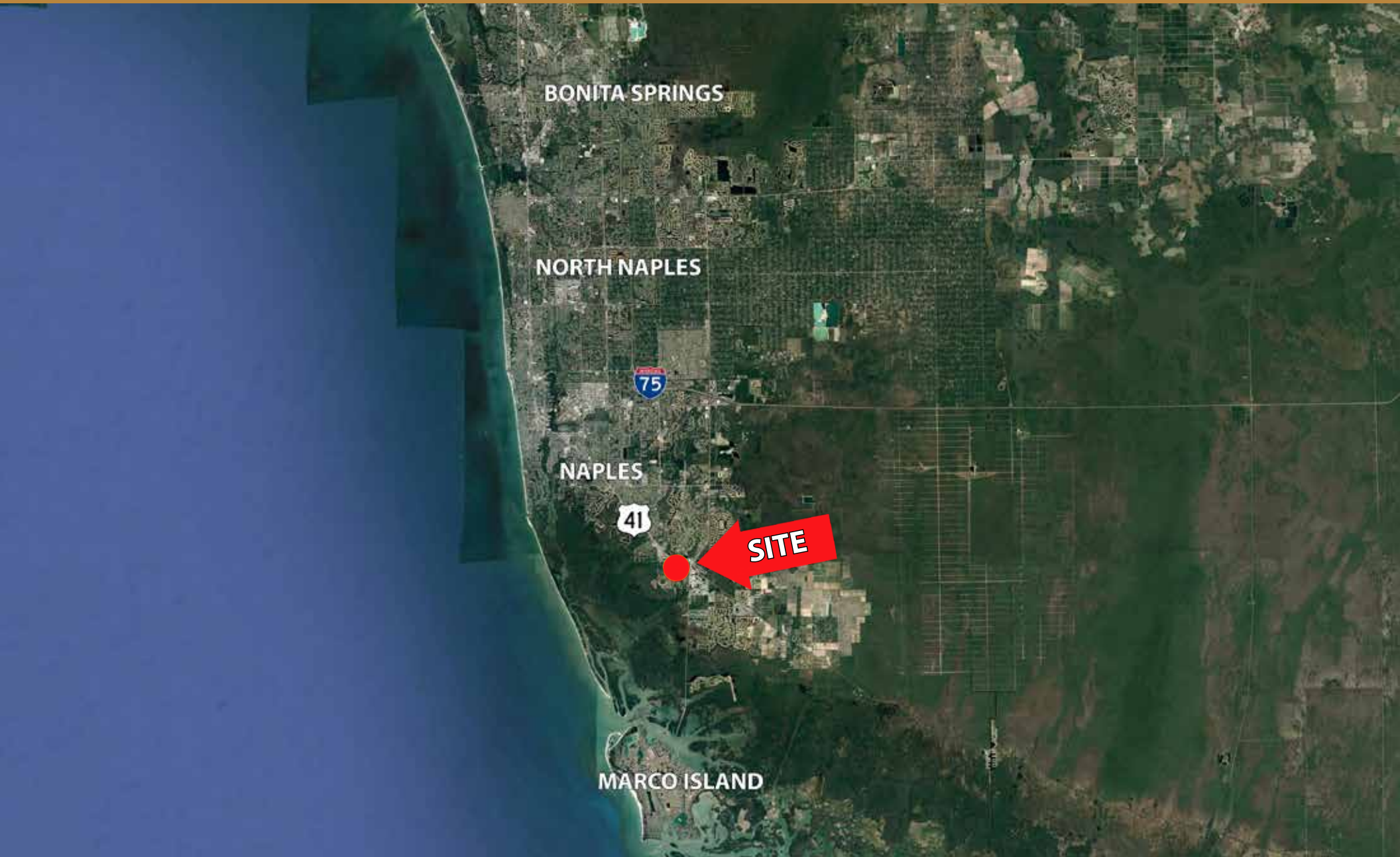
Verona Walk

LOCATION HIGHLIGHTS

- 12772 Tamiami Trail East
Naples, FL 34113
- 3.5± Miles to FSW Naples
Campus
- 4.5± Miles to Physicians
Regional
- 8.0± Miles to Naples Private
Airport
- 8.4± Miles to I-75



LOCATION MAP



12272 TAMAMI TRAIL

LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge.

Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail.

It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property.

The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed.

Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.

Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.

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LSI
COMPANIES

Land Solutions, a branch of LSI Companies, was founded in 2000 by Randy Thibaut to serve land owners, developers and home builders in acquiring land suitable for the development of residential and commercial properties. Today, LSI Companies is a recognized leader in Southwest Florida real estate brokerage, offering full land services, market research, asset management, and residential/commercial land marketing specialties. The LSI Companies team consists of highly skilled professionals with expertise in every aspect of the development process. The team specializes in current market and valuation issues, acquisition and disposition services, due diligence evaluation, permitting status and compliance, work-out projects, asset management, and land zoning and planning.

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