

FOR SALE - Office Condo Unit Landmark Building 3949 Evans Ave., Unit 108, Fort Myers, FL 33901

Location: Property is located on the corner of Evans Ave. & Winkler Ave.

Zoned: CI-Commercial Intensive

Office Condo Size: 800± SF

Year Built: 1999

Parking: 4 spaces per unit

Strap #: 36-44-24-P2-00300.1080

SALE PRICE: \$139,000 (\$174/PSF) **Condo Fee:** \$285.86

PROPERTY DESCRIPTION:

- Built-out Office Condo Unit
- A rare find in this building with it's own private restroom.
- 3 office/rooms, includes a reception area, conference room and storage room.
- Condo fee includes water, maintenance and insurance.
- Easily accessible 1st floor unit close to the East side entrance to the lobby, yet somewhat private.
- Carpet and tile throughout.
- Close to US 41 and Colonial Blvd.



PAM WITTENAUER-BRATTON, CCIM
COMMERCIAL DIVISION

Direct: (239) 989-7077
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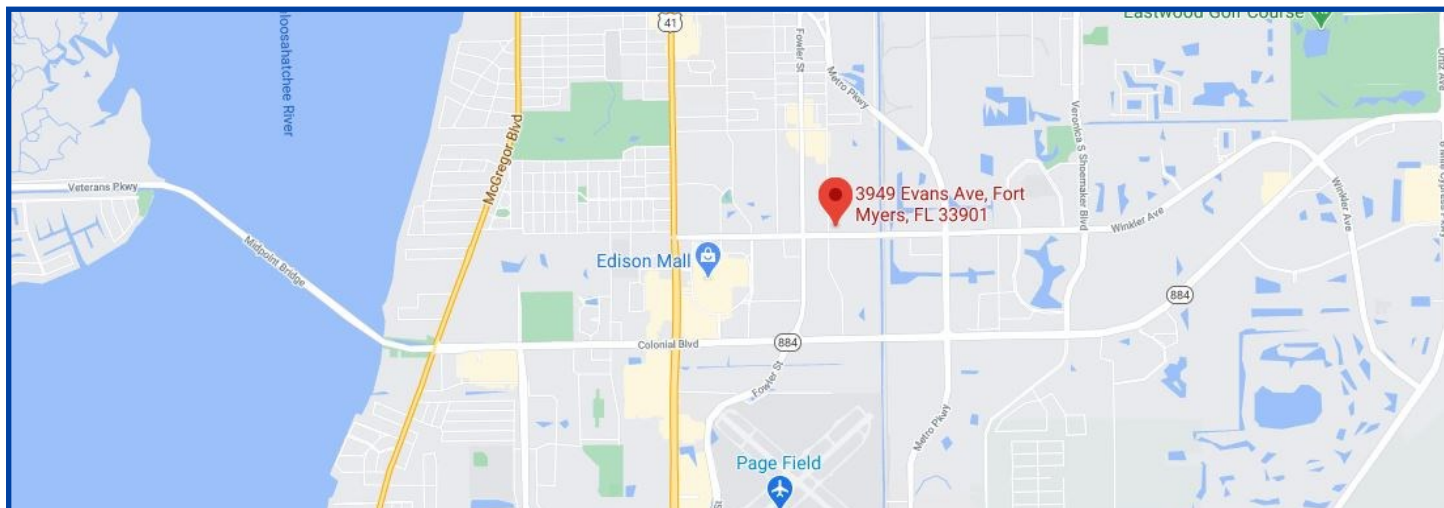
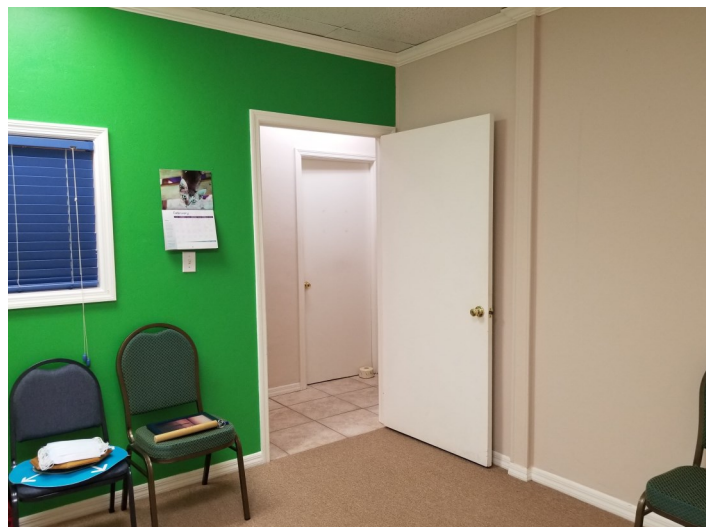


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FOR LEASE— 800± SF
3949 Evans Ave.

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