



FLEX CONDO FOR SALE CONSTITUTION PLAZA

28360 OLD 41 ROAD
BUILDING 500, UNIT 7
BONITA SPRINGS, FL 34135

Unit Information: Unit 7 is a 1,555 sq. ft. flex space located within building 500 (approximately 500/sf office and 1,055 sf warehouse). The space consists of office area, bathroom and warehouse with one 10 x 12 roll up door and is currently occupied by an auto parts business just beginning a 1 year term with 1 year renewal option. Business signage available on building and front door of unit.

Location: Constitution Plaza is a 5 building industrial development located on the west side of Old 41 Road just south of Bonita Beach Road in Bonita Springs, FL. Home of many trades & businesses serving both Lee & Collier Counties.

Note: Showings by appointment only . . .
please do not disturb the Tenant!

Sale Price: **\$474,275.00** (\$305.00/sf)

Unit Size: 1,555/sf

Condo Assoc. Dues: \$1,925.38 (Qtr)

Property Taxes \$2,651.23 (2023)

Year Built: 2004

Zoned: CPD

CRANDALL COMMERCIAL GROUP
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Bonita Springs, FL 34134

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- * Total 1,555/sf (500/sf office + 1,055/sf warehouse)
- * Well Maintained
- * Ideal For Small Businesses & Trades
- * Multiple Access Points to Entry Ingress/Egress
- * Just South of the Bonita Springs Downtown Business District (many new planned projects)

