



**Building Information:** Building 9 is comprised of 6 individual condominium units. 4 units (101,104,105 & 106, approx. 4,817/sf) have been combined to create a medical office space consisting of a reception area, business office, 4 doctors office, 8 exam rooms, large procedure room, nurses station, 3 restrooms and break room. Units 102 & 103 (approx. 2,245/sf) have been combined and built out as a photography studio with four large open areas. Unique opportunity to own & occupy entire space, lease both spaces or occupy one space while leasing out the other.

**Property Information:** Parker Commons is a medical & professional office park consisting of 10 individual, single story buildings. Conveniently located on the north side of Daniels Parkway between I-75 and Six Mile Cypress.

Sale Price: **\$2,365,770.00**

(\$335.00/SF)

Total Size: 7,062 Square Feet

Property Taxes \$15,163.14 (2023/Combined)

Qtly. Condo Fees: \$9,010.34 (2024/Combined)

Year Built: 2006

Zoned: CPD

CRANDALL COMMERCIAL GROUP

27499 Riverview Center Blvd., Suite 127

Bonita Springs, FL 34134

(239) 221-8481

[jay@jaycrandall.com](mailto:jay@jaycrandall.com)



## MEDICAL/OFFICE BUILDING FOR SALE

### PARKER COMMONS OFFICE PARK

13411 Parker Commons Blvd.  
Building 9: Units 101 - 106  
Fort Myers, FL 33912

#### HIGHLIGHTS

- \* Class "A" Medical/Professional Office Park
- \* Stand Alone Building
- \* Building Signage Ability
- \* Located off Daniels Parkway, One of the Main East/West Corridors in Lee County
- \* Ideal 1031 Exchange Property/ Investment Property
- \* **Showings By Appointment Only** (After Hours or Saturdays)
- \* **Please Do Not Disturb The Tenants**