



FOR SALE/LEASE – Office Condo Unit 2401 First Str., Unit 300, Fort Myers, FL 33901

Sale Price: \$1,200,000

Lease Price: \$12.50 PSF + \$7.00 CAM

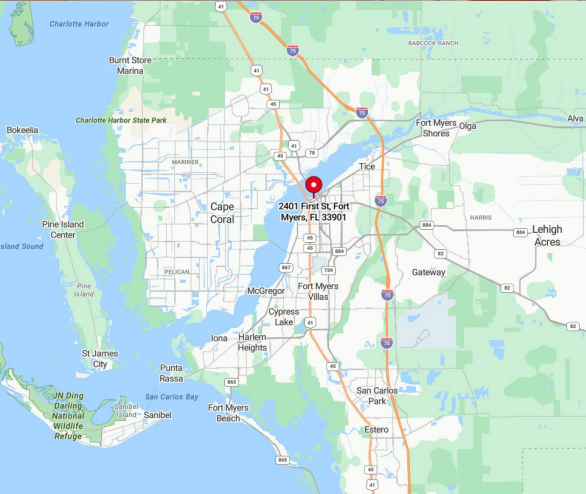
Available Space: 5,874± SF

Total Building SF: 37,558± SF | 3 floors

Year Built: 2005 (As shown on LeePA)

Strap: 13-44-24-P4-03200.0300

Zoning: U-CTR (Urban Center) – Permits Commercial/Residential
Usage w/ Condo Association approval.



Property Description:

- Located in the Downtown River District of Fort Myers.
- Class “B” Office Condo Unit occupies the entire 3rd flr.
- Newly remodeled with \$200,000+ in improvements
- Walking distance to restaurants, hotels, government offices and the courthouses.
- This unit has 24-hour controlled access.
- Street parking available or in 3 parking garages nearby.
- Has the rights for a rooftop terrace pre-approved by condo association for entertaining business parties and VIP guests.



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**For Sale – Office Condo Unit
2401 First Str., Unit 300**



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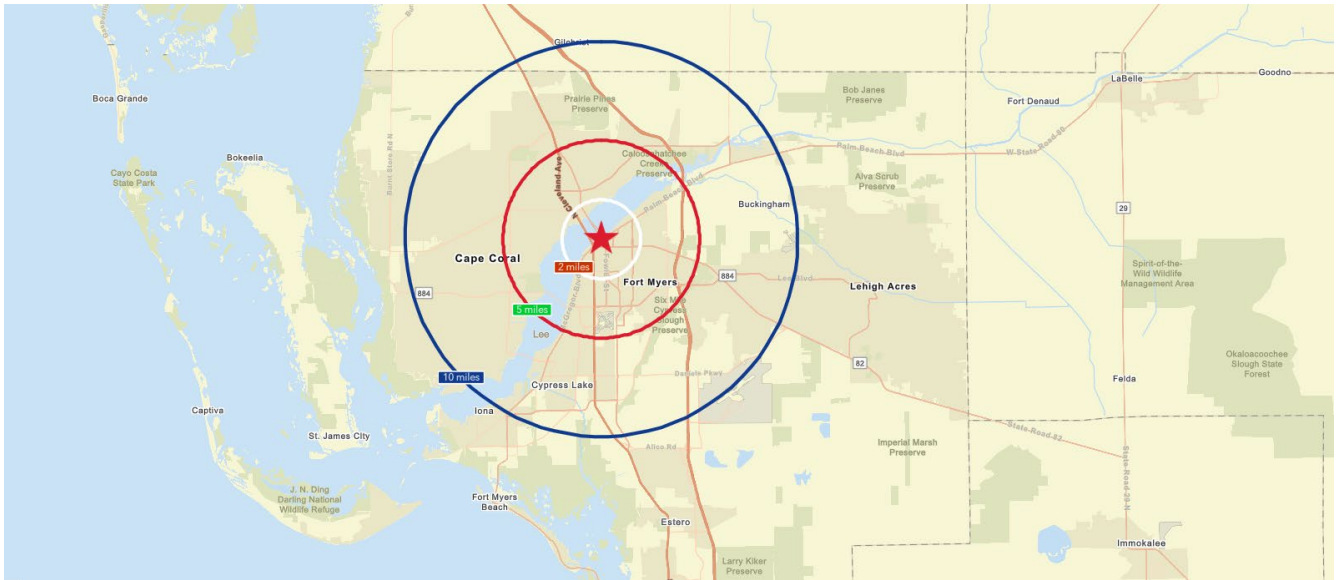


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DEMOGRAPHICS (2023)

2401 First Str., Fort Myers, FL

	2 Miles	5 Miles	10 Miles
Total Population	25,926	148,274	461,786
Median Age	44.8	44.5	47.5
Total Households	10,941	61,061	194,062
Traffic Count	25,500 (2023) – Edison Bridge 45,000 (2023) – Caloosahatchee Bridge		



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljfrye.com

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This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.

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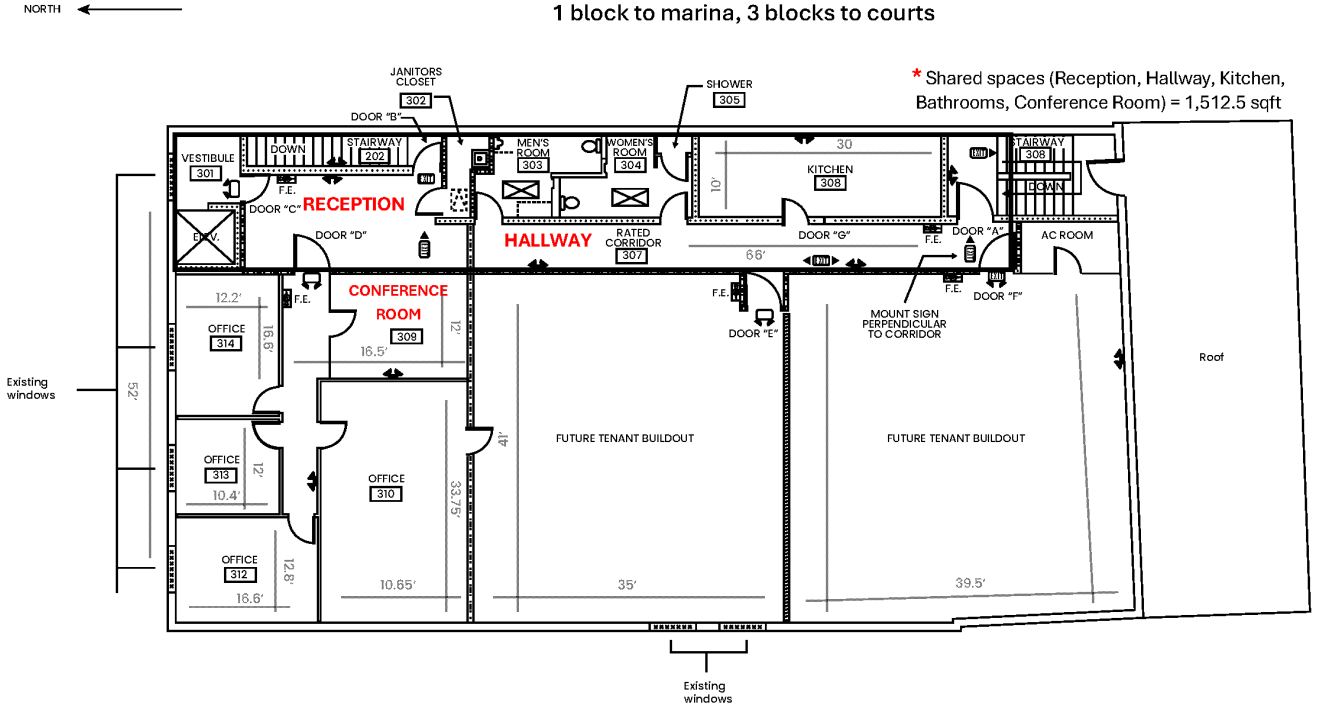


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2401 FIRST ST., Fort Myers
3rd Floor Condo
1 block to marina, 3 blocks to courts



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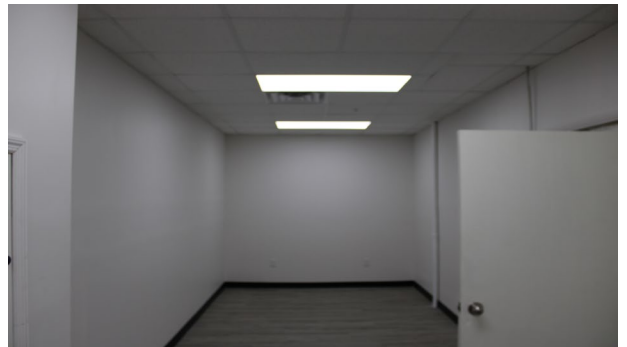
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