

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

**Sale Price:** \$1,175,000

**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 3<sup>rd</sup> 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.



**Michael J. Frye, CCIM|CEO**  
Hall of Fame, Lifetime Achievement  
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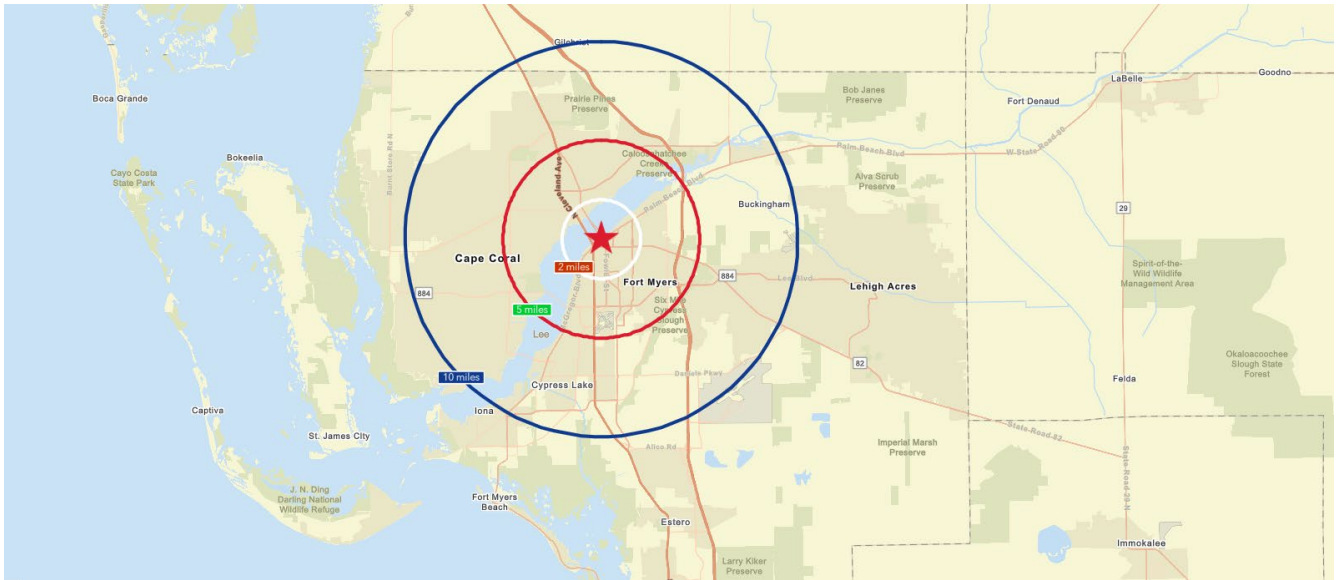


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**DEMOGRAPHICS (2023)**

**2401 First Str., Fort Myers, FL**

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



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

RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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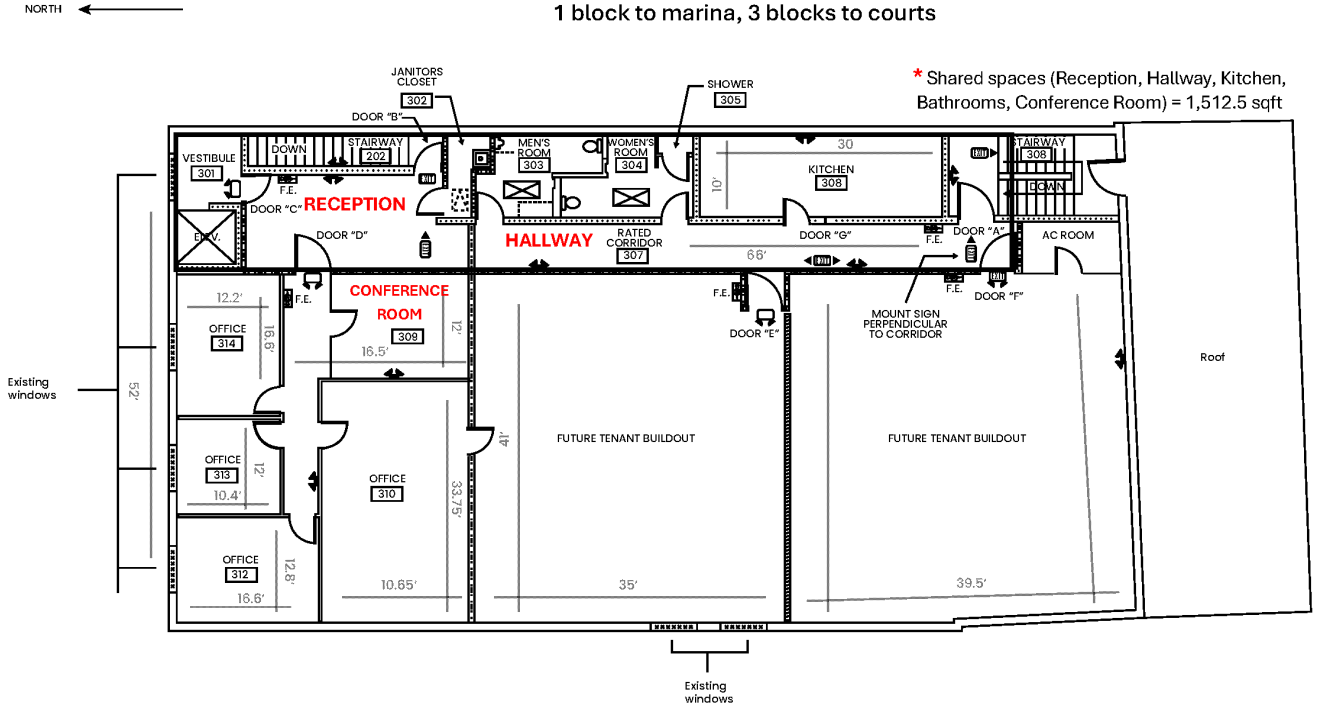


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2401 FIRST ST., Fort Myers  
3rd Floor Condo  
1 block to marina, 3 blocks to courts



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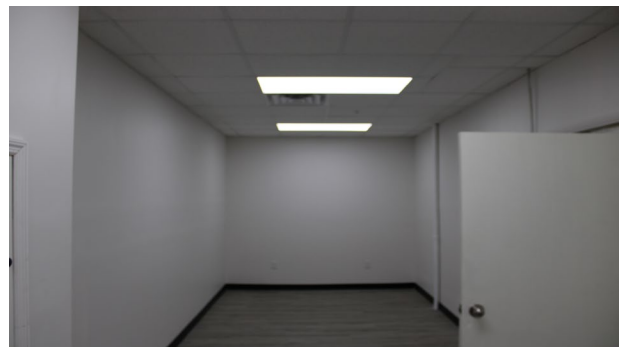
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