



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 with one year remaining on their lease term. 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: \$1,545.23 (QTR/2025)

Property Taxes \$3,113.73 (2024)

Year Built: 2004

Zoned: CPD

CRANDALL COMMERCIAL GROUP

27499 Riverview Center Blvd., Suite 127

Bonita Springs, FL 34134

(239) 221-8481

jay@jaycrandall.com



- * 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)



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