



## INVESTMENT/1031 EXCHANGE

### GULF HARBOUR PLAZA

15065 MCGREGOR BOULEVARD  
FORT MYERS, FL 33908

- \* Frontage on McGregor Boulevard
- \* 100% Leased
- \* Many Long Term Tenants
- \* Front & Rear Access To Each Unit
- \* More Than Ample Parking
- \* Units Separately Metered For Electric
- \* Building Recently Painted
- \* Parking Lot Re-Striped

**Building Information:** A single story, free-standing 12,070 sq. ft. office plaza consisting of 10 individually leased units in a well maintained neighborhood strip center. 100% leased with many long term tenants. Great visibility, multiple access points and large free standing marquee on McGregor Blvd. Across the street from Gulf Harbour Yacht and Country Club, an upscale residential community with 22 unique neighborhoods and over 1,600 residences.

#### Please do not disturb the Tenants!

Additional building and tenant detailed information available upon receipt of a signed Confidentiality Agreement.

**Location:** Conveniently located on the east side of McGregor Blvd. between Pine Ridge Road and Gladiolus Drive.

**Sale Price: \$2,450,000.00**

(\$202.98/sf)

Gross Building Area: 12,070/sf

Land Size: 1.46 Acres

Parking Spaces: 40 (incl. 2 HC)

Property Taxes \$14,453.31 (2024)

Year Built: 1984

Zoned: CC

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