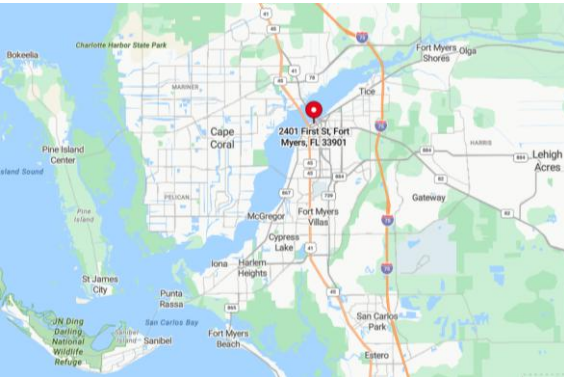




## FOR SALE or LEASE – Great Live/Work Opportunity 2401 First Str., Unit 300, Fort Myers, FL 33901



### OFFICE/CONDO UNIT | OCCUPIES 3<sup>rd</sup> Floor

**Sale Price:** \$895,000

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

**For the 1<sup>st</sup> year of the lease (6+) FREE Annual Parking Passes Included**

**Available Space:** 5,874± SF

**Year Built:** 2005 (As shown on LeePA)

**Zoning:** U-CTR (Urban Center) – Permits Res/Comm Usage w/ Condo Association approval.



### Property Description:

- Located in the Downtown River District of Fort Myers.
- Class “A” Office Condo Unit
- 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  
(239) 281-0441  
[mfrye@ccim.net](mailto:mfrye@ccim.net)



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12-11-2025

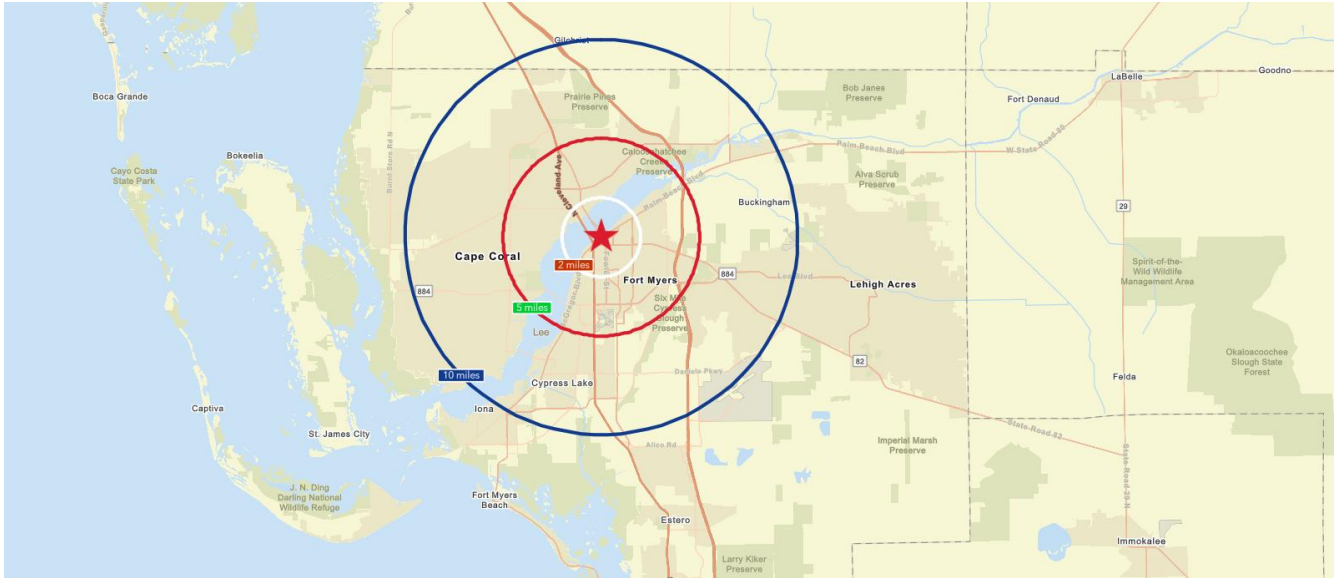
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## DEMOGRAPHICS

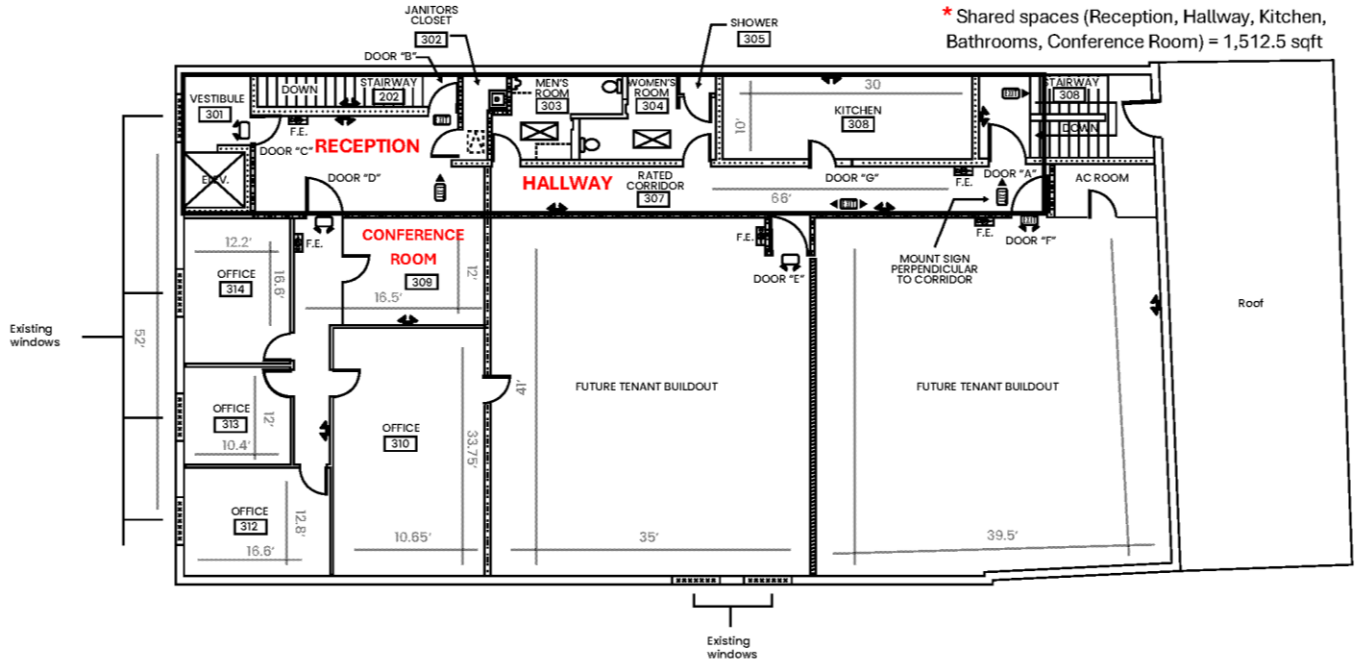
2401 First Str., Fort Myers, FL | Strap: 13-44-24-P4-03200.0300

	2 Miles	5 Miles	10 Miles
Total Population	25,081	157,472	489,019
Median Age	44.8	42	46
Total Households	11,089	65,152	203,207
Traffic Count	26,000 (2024) – Edison Bridge 46,000 (2024) – Caloosahatchee Bridge		





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







Michael J. Frye  
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