

# OFFICE CONDOS FOR SALE KENWOOD OFFICE PARK FOR SALE

12734 KENWOOD LANE, UNITS 7-12, FORT MYERS FL 33907



CRE  
CONSULTANTS  
Commercial Real Estate Consultants, LLC  
CRECONSULTANTS.COM



<b>PRICE:</b>	<b>\$600,000 (\$229 PSF)</b>
<b>SIZE:</b>	<b>2,622 ± SF</b>
<b>LOCATION:</b>	Just off of College Parkway, slightly west of 41
<b>ZONING:</b>	CPD, Commercial Planned Development
<b>YEAR BUILT:</b>	1982
<b>RE TAXES:</b>	\$4,000 (2025)
<b>CONDO DUES:</b>	\$4,475 (Quarterly)
<b>STRAP:</b>	14-45-24-36-00000.0070/80/90/100/110/120

This is a rare opportunity in one of Fort Myers' most sought after professional office complexes, featuring six contiguous office condos (Units 7, 8, 9, 10, 11, and 12), each approximately 437 square feet, offering flexibility for a wide range of business or investment uses. The combined space includes prime, highly visible frontage at the front of the complex, three separate exterior entrances ideal for multi tenant occupancy or subdividing, and three restrooms and three kitchen areas that allow the property to be configured as three independent office suites. The property also offers efficient floorplans suitable for medical, professional, administrative, or service based businesses, along with strong visibility and easy access in a well maintained office park. With ample parking and a professional setting that attracts long term tenants, this is an excellent opportunity for an owner user seeking customizable space or an investor looking for multiple income producing units in a high demand location.



## CONTACT

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Naples, FL 34102

# OFFICE CONDOS FOR SALE

## KENWOOD OFFICE PARK

### FOR SALE

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#### OFFICE LAYOUT CONCEPT

12734 Kenwood Lane

This is a conceptual marketing layout. Suite grouping and areas are based on provided suite measurements; exact wall/door placement and footprint should be verified by a measured floor plan.

#### Combined Suites 7-8

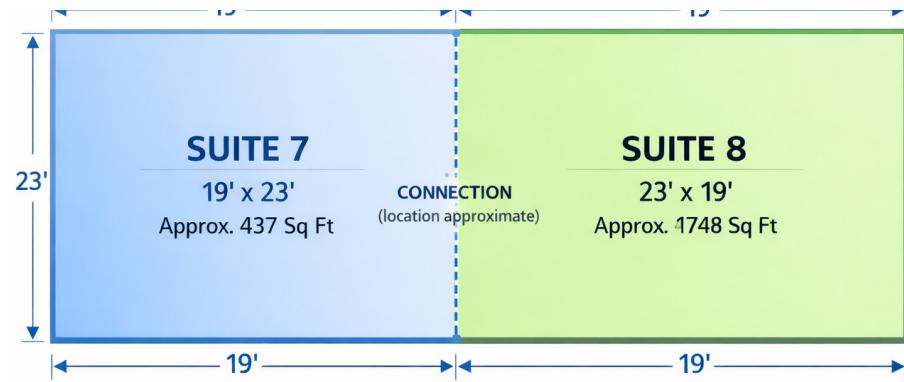
38' x 23'

Approx. 874 SqFt

#### Combined Suites 9-12

76' X 23'

Approx. 1,748 SqFt



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## HIGHLIGHTS

- Prime, highly visible frontage at the front of the complex
- Three separate exterior entrances, ideal for multi tenant occupancy or subdividing
- Three restrooms and three kitchen areas, allowing the property to be configured as three independent office suites
- Efficient floorplans suitable for medical, professional, administrative, or service based businesses
- Strong visibility and easy access in a well maintained office park
- Ample parking and a professional setting that attracts long term tenants
- All units have had only one owner, purchased new

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