

THE OFFICES AT COCONUT POINT

*Fashion Drive
Estero, FL 33928*

INVESTMENT OPPORTUNITY



PREMISES: 3 fully leased office suites overlooking Fashion Drive at Coconut Point Mall:

- Blended Cap Rate: 6.65% +/-
- Below market rents
- May be purchased individually

SALE PRICE: \$839,100

**INDIVIDUAL
SALE PRICE:**

P216

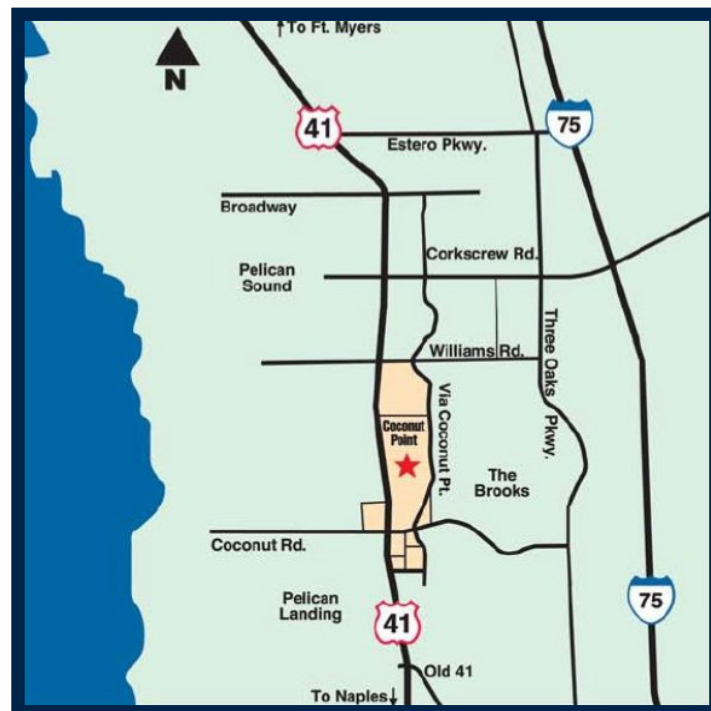
- 1,321 +/- SF
- \$396,300 (NOI: \$26,453 +/-)

T233

- 535 +/- SF
- \$160,500 (NOI: \$11,531 +/-)

T242-243

- 941 +/- SF
- \$282,300 (NOI: \$17,824 +/-)



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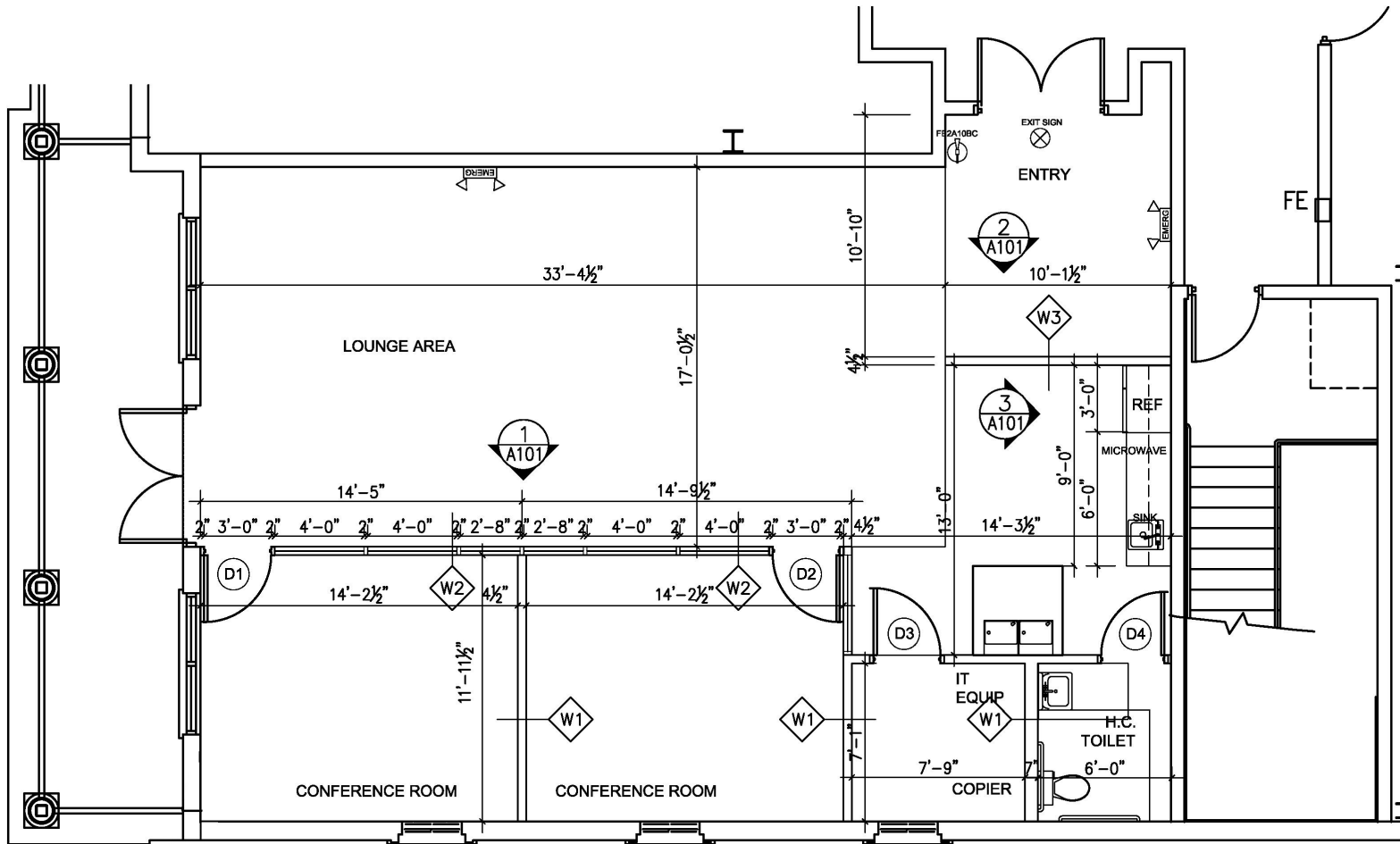
Knowledge. Experience. Relationships.



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FLOOR PLAN: P216



1,321 +/- SF

\$396,300

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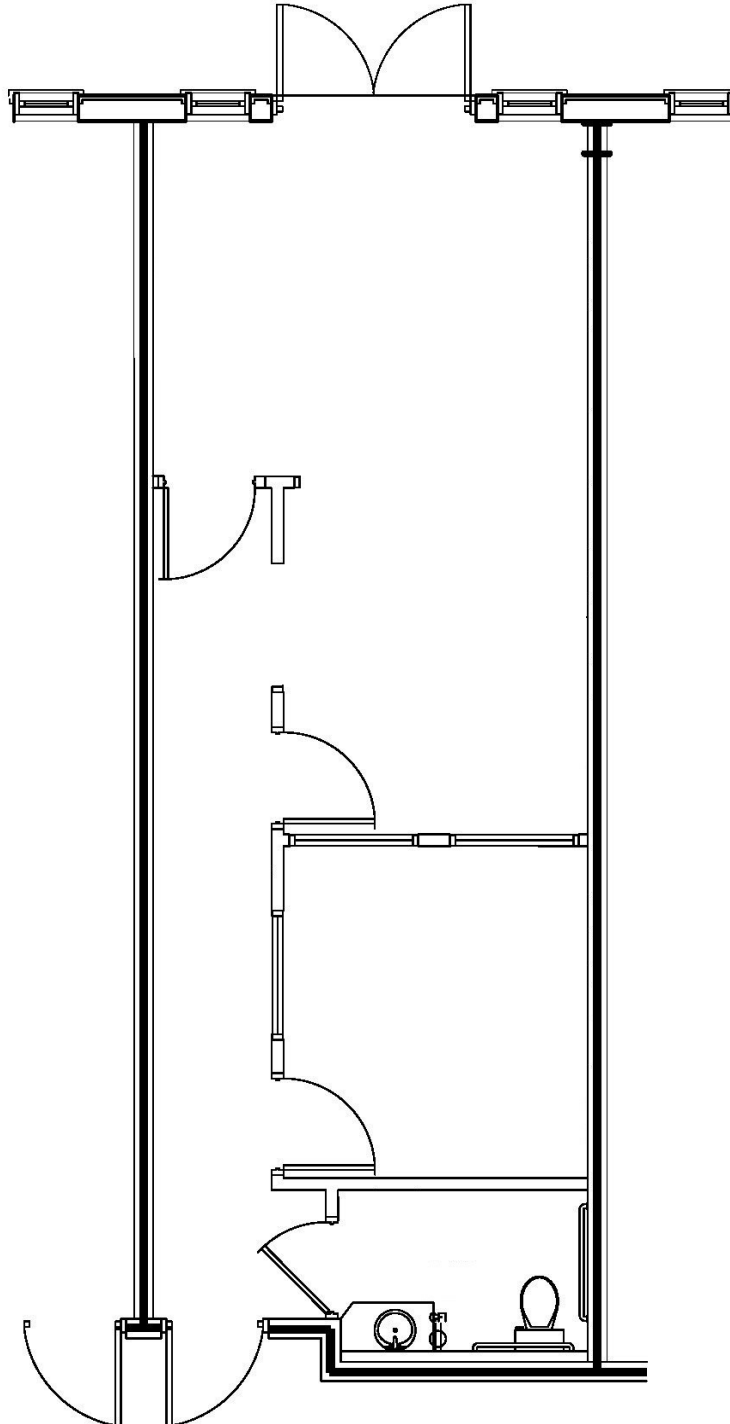
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FLOOR PLAN: T233



535 +/- SF

\$160,500

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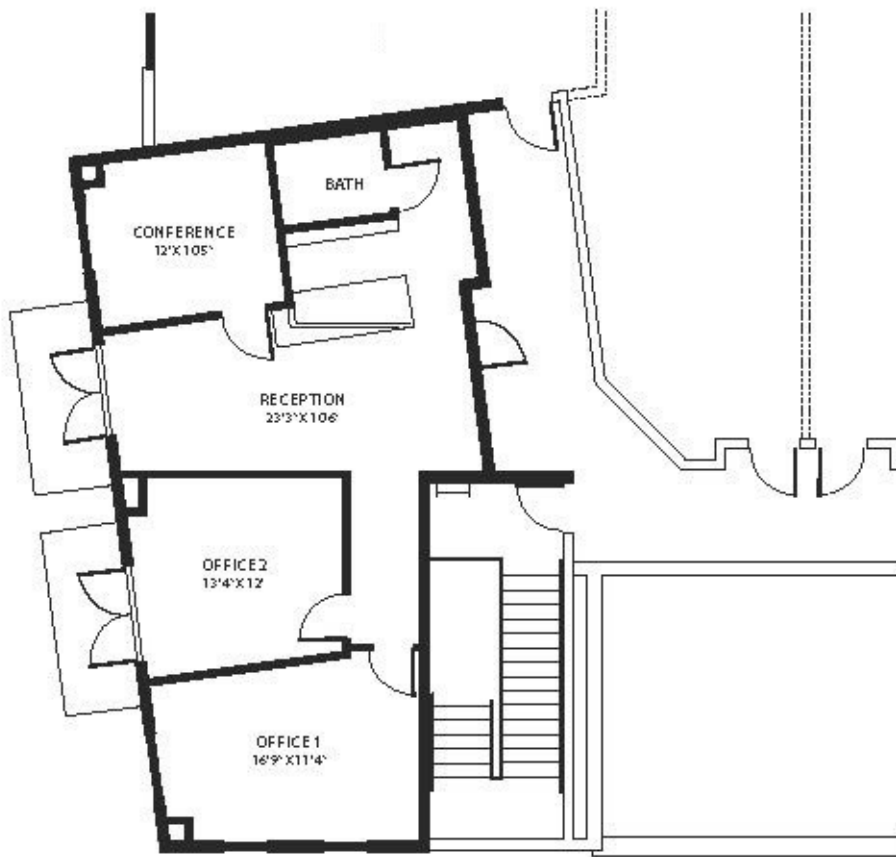
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FLOOR PLAN: T242-243



941 +/- SF

\$282,300

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