

OAK TREE MEDICAL CENTER

Medical Office Condo
For Sale

NNN Investment

90 Cypress Way E
Unit 50
Naples, FL 34110



Investment Property Information:

Unit 50 is a 1,842 sq. ft. medical office within the Oak Tree Medical Center, a single story 20,000 +/- sq. ft. "all medical" building comprised of 6 individual condominium units. Immokalee Road frontage with building signage available. Located on the north side of Immokalee Road at the Airport Pulling Road signalized intersection. Showings by appointment only with requested 24 hour advance notice. **Please do not disturb the tenant.**

Description:

NNN investment opportunity in Naples, FL. The investment is occupied by a medical speciality tenant in a 5 year lease extension (Effective Date 7/08/17) with 3% annual increases.

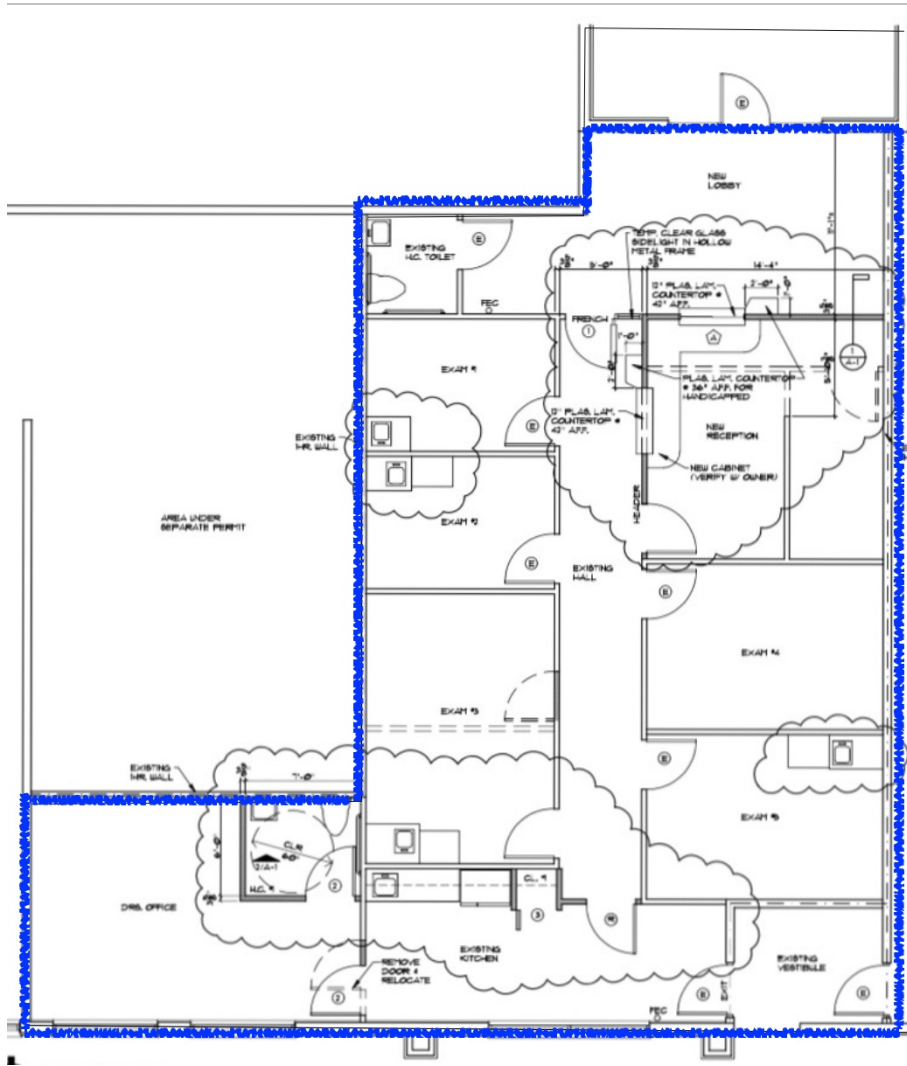
Sale Price: \$625,000.00 (\$339.31/sf)
CAP Rate: 6%
NOI: \$38,682.00
Occupancy: 100% (5 year lease: LED: 7/2022)
Tenancy: Single

Assoc. Dues: \$1,944.15 (Quarterly, 2017)
Property Taxes: \$3,440.09 (2016)

Year Built: 1996
Zoned: PUD



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- Inline Unit
- 6 Exam Rooms (1 Large Procedure Room)
- 1 Physician's Office w/ Private Bathroom
- Staff Lounge
- One ADA approved Patient Bathroom
- New HVAC System Installed Aug. 2017
- 2 Covered Parking Spaces
- Building Signage Available
- Immokalee Road Frontage/Visibility
- Multiple Entrances/Exits
- Great Mix of Medical Practices Within the Plaza

- Located on the north side of Immokalee Road at the Airport Pulling Road signalized intersection
- Direct Access from Cypress Way E
- Access via the signalized intersection of Airport & Immokalee Roads
- ADT: 56,500 (2016)



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