

# FOR SALE

DENTAL OFFICE  
Stand Alone Bldg.

Furniture/Fixtures/  
Equipment Included

19004 Birch Road  
Ft. Myers, FL 33967



**Property  
Information:**

A turnkey dental office with 8 functional exam rooms. A great flow pattern for any dental practitioner just starting out or an established practitioner looking to own their space. This 2,720 sq. ft. stand alone building sits on approximately .66 acres. Site improvements include a parking area (black topped in 2014) with 24 parking spaces. Access from Sanibel Boulevard or Birch Road.

**Highlights:**

\*Interior/Exterior Paint 2013      \*Flooring 2013  
\*Comcast Internet      \*Furniture/Fixtures/Equipment  
\*Exterior Security Lights (on timer)      \*24 Parking Spaces (2 HC spaces)

**Location:**

Located just east of the US 41/Sanibel Blvd. signalized intersection, in a high density residential area.

**Sale Price:**

\$395,000.00 (\$145.23/sf)

**Property Taxes:**

\$4,032.76 (2016)

**Year Built:**

1982

**Zoned:**

CS-1 (Special Commerical Office District)/CPD



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