

Med Plaza VI

60 Westminster St N, Lehigh Acres, FL 33936



OFFERING SUMMARY

Sale Price:	\$775,000
Current Cap Rate:	7.33%
NOI:	\$56,779
Lot Size:	1.25 Acres
Building Size:	10,002
Zoning:	CS1
Market:	Cape Coral-Fort Myers
Submarket:	Lehigh Acres
Price / SF:	\$77.48

PROPERTY OVERVIEW

Ian Black Real Estate has been retained as the exclusive agent for the sale of the Med Center Plaza VI, a freestanding 10,002 SF medical office building located at 60 Westminster Street N, at the signalized, hard corner of Homestead Road in Lehigh Acres, FL with the following key points:

PROPERTY HIGHLIGHTS

- * Management Fee in place at 6.0%
- * All leases are true NNN
- * New 20 year roof - minimizing capital expenditure
- * Located on signalized, hard corner on major thoroughfare

All onsite visits must be arranged with broker - please do not disturb tenants.

Additional information available with signed Confidentiality Agreement available at: <http://listings.ian-black.com/210370-sale>

Presented By:

NICK DEVITO II, SIOR
941.906.8688 x112
nick@ian-black.com

JOANNA GINDER
941.906.8688 x101
joanna@ian-black.com

IANBLACK
REALESTATE

THE PLACE FOR SPACE