

FOR SALE

Stand Alone
Medical/Professional
Office Building

7780 Cambridge
Manor Place
Fort Myers, FL 33907



**Property
Information:**

7780 Cambridge Manor Place is a single story 10,500 +/- (gross) sq. ft. medical/professional office building consisting of 4 individual built out office suites and sits on 1.08 acres. Site improvements include an asphalt paved parking area with a total of 48 parking spaces on the north, west and east side of the building.

Highlights:

- *9,394/ +/- RSF Med/Prof Bldg.
- *Comcast Internet
- *2 Leased Units/2 Vacant Units
- *Suite D: New A/C Nov. 2017
- *All 4 Units Built Out
- *Nicely Maintained Bldg/Property
- *48 Parking Spaces (4 HC spaces)

Location:

Centrally located between Summerlin Road and US 41. Off New Brittany Blvd . . . accessible from Brantley Road or College Parkway

Sale Price:

REDUCED TO \$1,033,340.00 (\$110.00/sf)

Property Taxes:

\$14,474.17 (2018)

Year Built:

1991

Zoned:

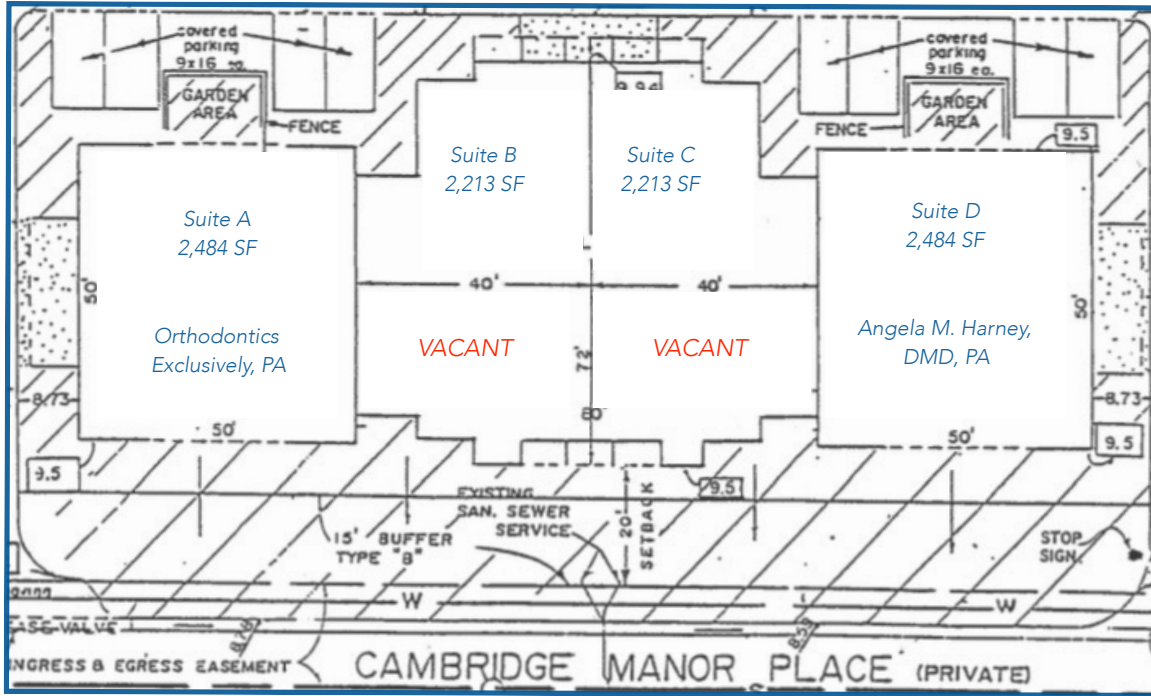
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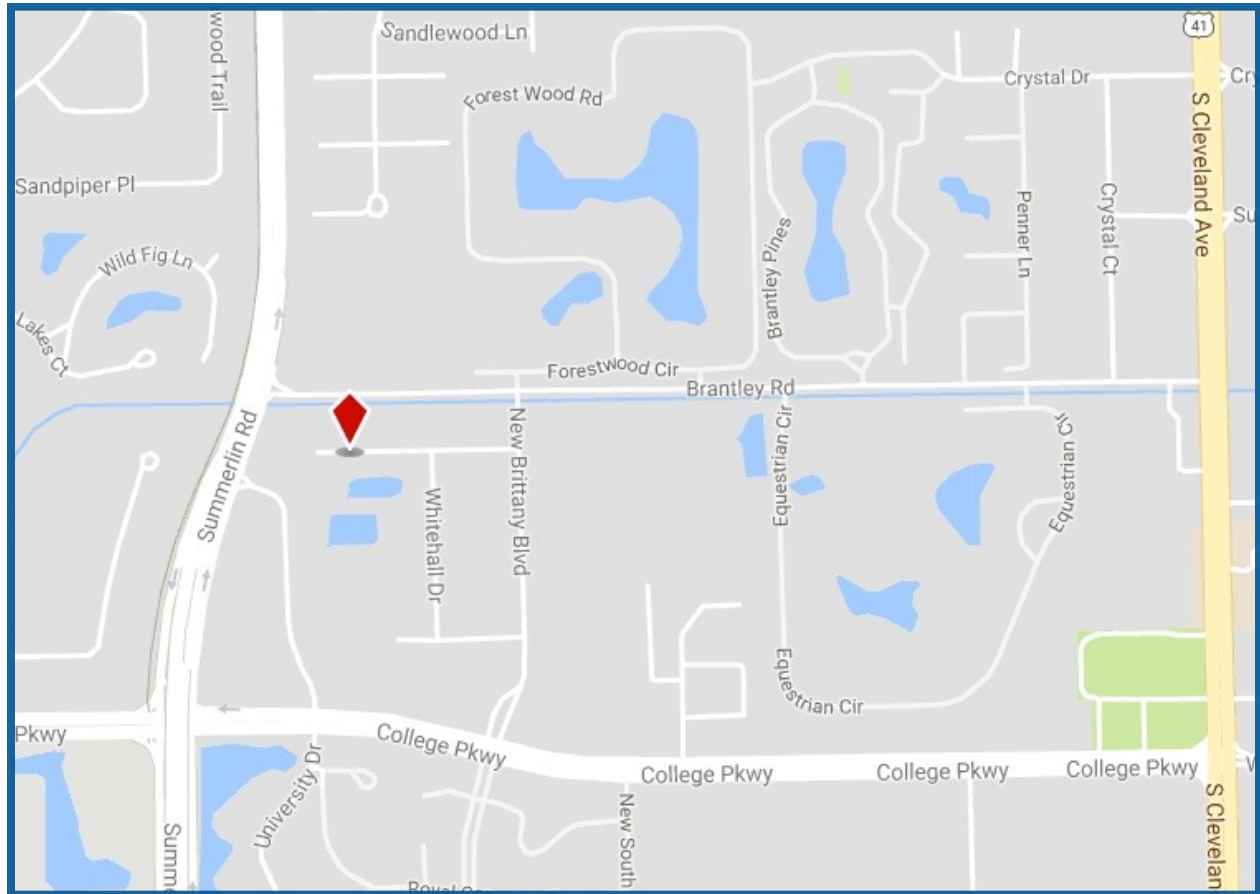
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7780 Cambridge Manor Place: Unit B is vacant and built out for general/professional office use, Unit C is vacant and built out for medical office use . . . either unit available for owner occupancy or lease. Units A and D are currently occupied. Leases, Rent Roll and Financials are available with a signed Confidentiality Agreement.



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