



700 2ND AVE NORTH
UNIT 305
NAPLES, FL 34102



Property Information:

A three story medical office building located directly across the street from NCH Downtown campus. This efficiently built out, 1,600 sq. ft. medical office suite offers three exam rooms (with sinks), a physician's office, lab/nurse station, waiting area, kitchenette, staff bathroom, and separate patient bathroom. Elevator or stairway accessible. AADT (2019): 33,000 - US41 (building 1 block from US41).

* 2 Covered Parking Spaces

* Close Proximity to NCH Downtown Campus

For Sale or Lease

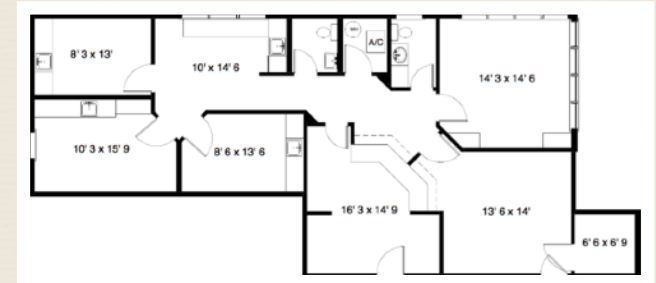
Sale Price: \$360,000 (\$225/SF)

Lease Rate: \$17.00 NNN

Est. CAM: \$9.10

* Base Rent + CAM: \$3,480.00/mo

* Plus FL Sales Tax & County Surtax



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