

FOR SALE

3,850 SF FLEX UNIT

8801 BUSINESS PARK DR, UNIT 211, FORT MYERS, FL 33912

**PRICE
REDUCED!**



- **SIZE:** 1,920 SF Warehouse
1,930 SF Office
3,850 SF Total
- **PRICE:** ~~\$525,000~~ \$450,000

PROPERTY FEATURES

- Immediately Available!
- 23' Clear Height
- Year Built: 2008
- Tilt Concrete Construction
- 2 Offices, Kitchen, Reception Area, & 2nd Floor Office Space with CAT 5 Wiring in Place
- Air Conditioned Warehouse with New Drive-In Overhead Door (10' x 14')
- RE Taxes: \$3,655.11
- Condo Fee: \$1,470 / Quarterly
- Zoned IPD



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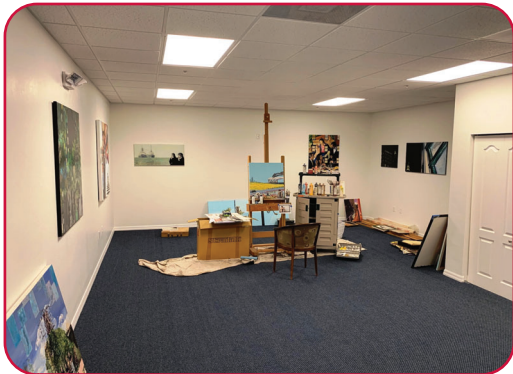
Reception Area



Office



Office



2nd Floor Office



Kitchen



Warehouse



Warehouse



Warehouse



Overhead Door