

1601 HENDRY ST.

3,500 SQ. FT. OFFICE BUILDING IN DOWNTOWN FORT MYERS



OFFERING SUMMARY

Address: 1601 Hendry Street
Fort Myers, FL 33901

County: Lee

Building Size: 3,500± Sq. Ft.; One-Story

Zoning: U-CTR (Urban Center)

Utilities: All Available to site

Parcel ID: 13-44-24-P4-01400.0060

2020 Taxes: \$7,193.79

Price: \$1,100,000 | \$314.29 PSF

PLEASE DIRECT ALL OFFERS TO:

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OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.



PROPERTY DETAILS

- Constructed in 1949 (Concrete Block Construction)
- Roof Coating Applied in May 2019 (GAF Unisil Silicone)
- 11' ceilings in conference room and offices
- Crown molding accents throughout
- 4 dedicated parking spaces
- Two separate office suites with separate entrances:
- **UNIT ONE: 2,300± Sq. Ft. (Vacant)**
 - Primary entrance at corner of Hendry St. and Main St.; Secondary entrance on Main St.
 - Layout includes: 6 private offices, conference room, reception area, kitchen, 2 restrooms, storage/file room
- **UNIT TWO: 1,200± Sq. Ft. (Occupied with a month-to-month lease)**
 - Primary entrance on Main St.; Secondary entrance at rear of building
 - Layout includes: 4 private offices, conference room, 2 restrooms, reception area





Caloosahatchee River

CALOOSA SOUND
CONVENTION CENTER
& AMPHITHEATER
FORT MYERS
FLORIDA



LUMINARY
HOTEL & CO.

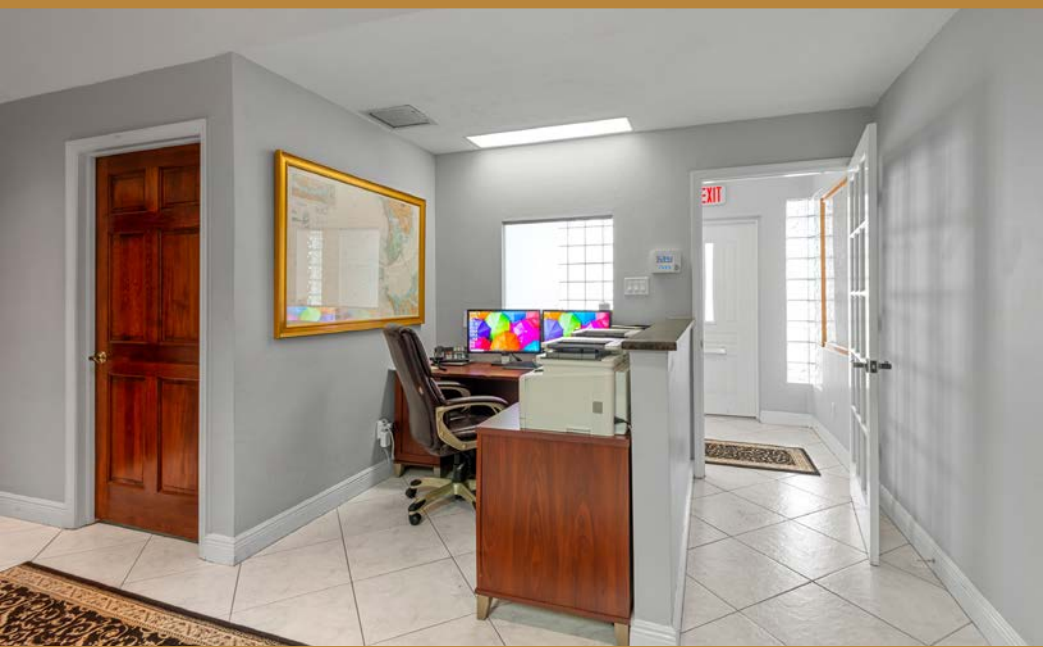
LOCATION HIGHLIGHTS

- Located on the corner of Hendry St. and Main St. in Downtown Fort Myers
- Short walking distance to all of downtown Fort Myers, including governmental facilities, shopping, and dining
- Adjacent to the Main Street parking garage
- 0.5± miles from US41/Tamiami Trail
- 4± miles from I-75

INTERIOR PHOTOS



INTERIOR PHOTOS



1601 HENDRY ST.

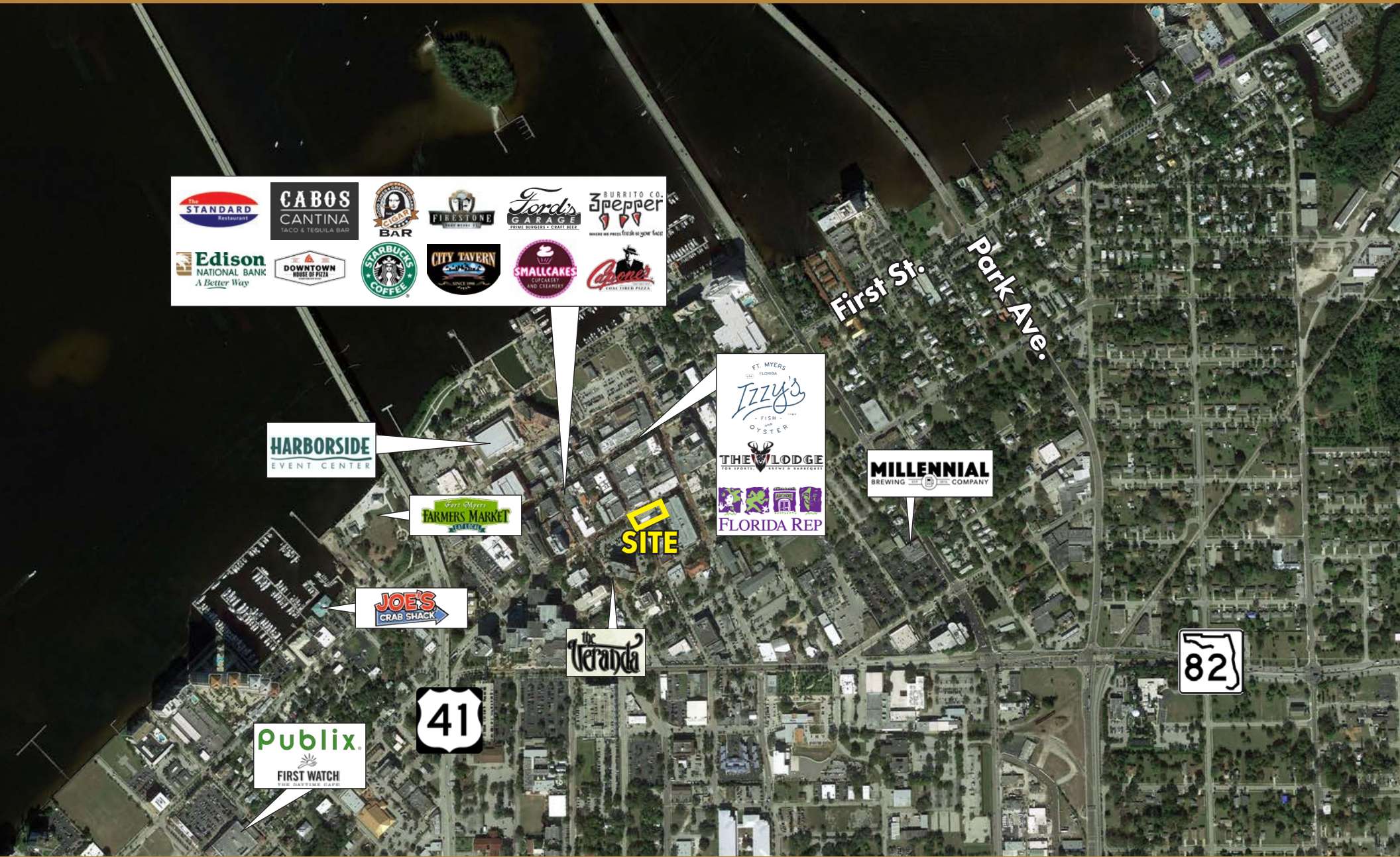


Caloosahatchee River

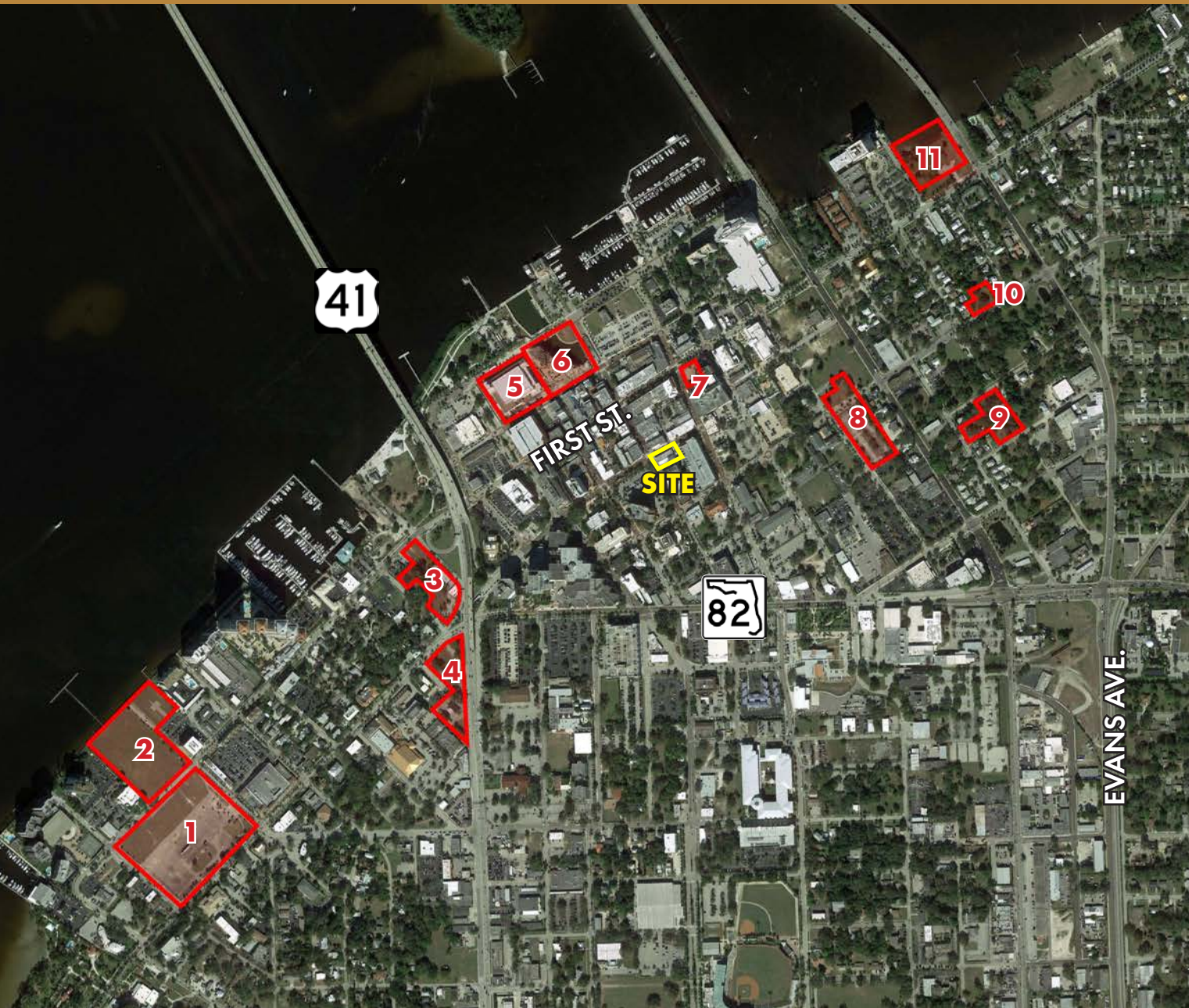
HENDRY ST.

MAIN ST.

RETAIL MAP



RECENT NOTABLE DEVELOPMENTS



DEVELOPMENT

- 1. City Walk**
Mixed-use space with 318 residential rental units and 5,000-10,000 sq. ft. of retail/commercial
- 2. Silver Hills Apartments**
327-unit apartment complex
- 3. Vantage Apartments**
221-unit apartment complex with first floor retail
- 4. Hampton Inn**
111-key hotel
- 5. Caloosa Sound Convention Center & Amphitheatre**
Former Harborside Event Center
- 6. Luminary Hotel**
237-key hotel with retail and dining space
- 7. The Place on First**
Mixed-use building with residential, office, and restaurant space
- 8. Holiday Inn**
135-key hotel
- 9. Gardner's Park Village PUD**
15-unit residential community
- 10. Edsel Lofts**
3-story townhome project
- 11. Riverfront First Street Apartments**
221-unit apartment complex

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LIMITATIONS AND DISCLAIMERS

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