



FOR SALE:
6811 PORTO FINO CIRCLE
BUILDING F21
FT. MYERS, FL 33912

Building Information:

A standalone, 2,365 sq. ft. medical office building, built out to accommodate any type of practitioner. Space consists of physician's office, 4 exam/procedure rooms, all with vinyl/wood flooring, waiting room (tile flooring), reception/billing area, staff lounge/kitchen, 2 ADA restrooms. Granite countertops in all exam rooms, nurses station and front office work area.

Available for occupancy January, 2022.

Showings by appointment only . . . please do not disturb the Tenant.

Property Information: Located within International Center, a medical/professional office park consisting of 13 buildings with ample parking. Office is less than 1 mile from Gulf Coast Medical Center and in close proximity to I-75 and SW Florida International Airport . . . with the Lee County Sports Complex in your backyard! Easily accessible from both Plantation Pkwy. and Six Mile Cypress (Ben C Pratt Pkwy).

Sale Price:

\$545,000.00 (\$230.44/sf)

Condo Assoc. Dues: \$1,082.61/Qtr (2021)

Property Taxes: \$3,885.21 (2020)

Year Built: 2002

Zoned: MPD (LCO)

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