

9420 FOUNTAIN MEDICAL CT. UNIT 101

1,990 ± SQ. FT. PREMIER OFFICE CONDO





OFFERING SUMMARY

Address: 9420 Fountain Medical Court. Unit 101. Bonita Springs, FL 34135

County: Lee

Property Type: Improved Commercial

Building Size: 1,990± Sq. Ft.; One-Story

Zoning: Commercial (Bonita beach Rd. Overlay)

Utilities: All Available to Site

Parcel ID: 34-47-25-B4-0490C.0101

2020 Taxes: \$3,275,18

Price: \$399,999 | \$201 PSF

PLEASE DIRECT ALL OFFERS TO:

Alexis North
anorth@lsicompanies.com | (239) 489-4066

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.

EXECUTIVE SUMMARY

9420 Fountain Medical Court Unit 101 is a 1,990± square foot commercial office condominium located in the coveted Fountain Court Medical Office Park which is approved for general and medical office uses under the jurisdiction of Bonita Springs. The property is situated off Bonita Beach Road and Hacienda Village Drive with quick access to both US-41 and Three Oakes Parkway.

A purchaser would be required to become a member of the Property Owners Association with quarterly association fees of \$2,304.49 which goes towards general maintenance, insurance, betterment of commons areas, external repairs etc. *Please inquire for more information on the Property Owners Association and expenses.

The Mediterranean style medical office park is comprised of 5 buildings in total with four 1-story buildings containing two units each and one 2-story buildings with six units.





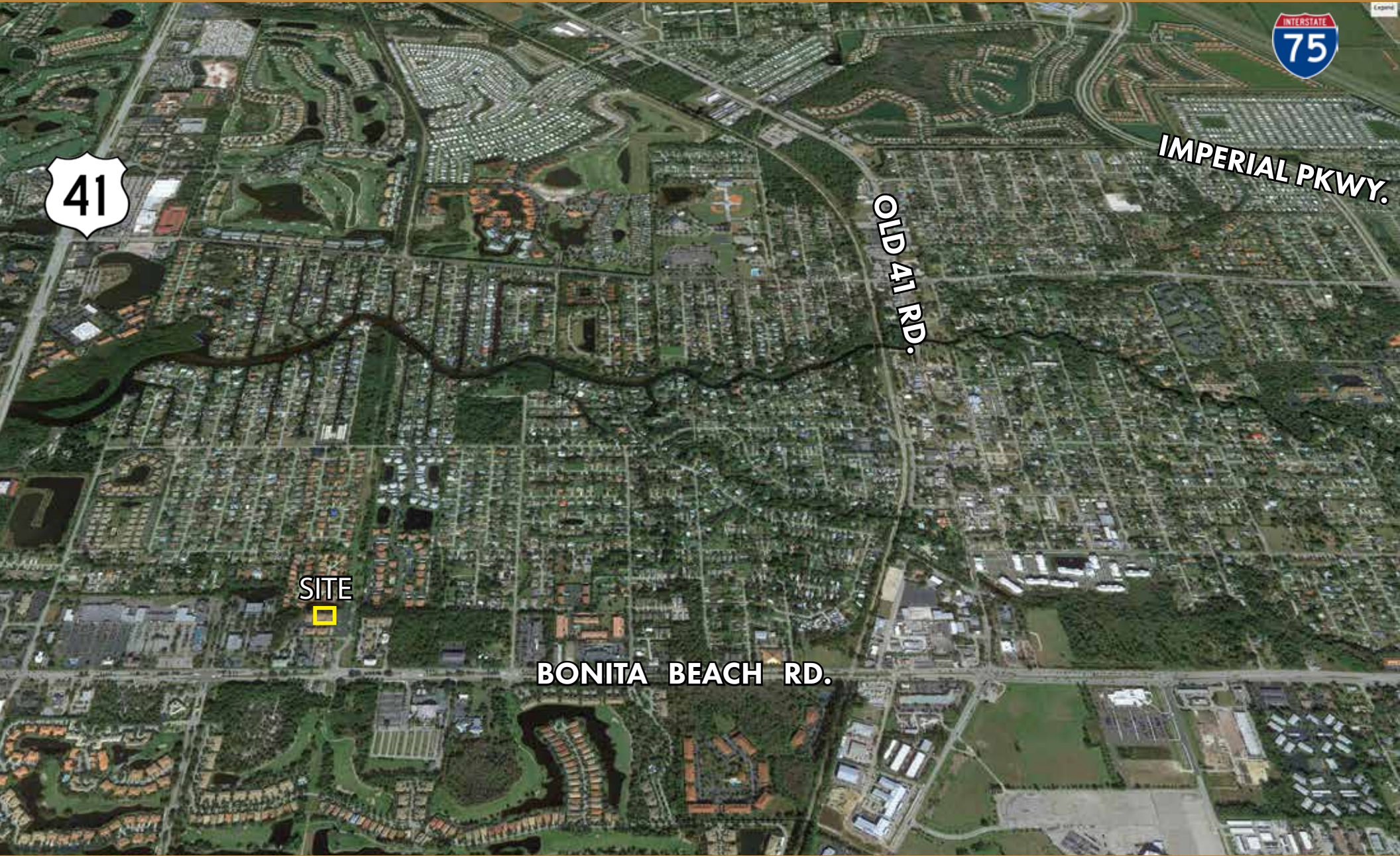
PROPERTY DETAILS

- Constructed in 2006 (Concrete Block with Stucco)
- 12 Foot Ceiling
- Tile Roof
- 33 shared parking spaces (9 up front and 24 additional guests)
- 4 private offices
- Reception and waiting area
- Conference Room
- Kitchen equipped with a fridge, sink and microwave
- Break-room or additional office
- Outside patio access

INTERIOR PHOTOS



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SITE

LOCATION HIGHLIGHTS

- 1± Miles from US 41
- 2.8± miles from I-75
- 20± miles from RSW
- 2.5± Miles Three Oaks Parkway
- 1.2± Miles to Old 41

SURROUNDING FACILITIES



DEVELOPMENT

- 1. Colonnades Medical Park Assn.**
Includes Millennium Physician Group and various dental practitioners
- 2. Fountains Professional Park**
Includes ComForCare Home Care, Cancer Alliance of Naples, Cancer Veterinary Services, Plastic Surgery Centers
- 3. Trails Edge Surgery Center**
Sunergy Outpatient Surgery, Naples Urology Associates
- 4. Sunshine Professional Center**
Includes Samotin Orthopedics, Medical Masters and Griswold Home Care of SWFL
- 5. Melanoma Center of Hope**
Provides services for skin cancer related illnesses

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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.