

# INFINITE PROFESSIONAL CENTER

## FULLY LEASED INVESTMENT PROPERTY



# FOR SALE

3049 CLEVELAND AVENUE, FORT MYERS, FL 33901



**PLEASE DO NOT DISTURB OR TALK TO TENANTS OR ON-SITE PROPERTY MANAGER**

- PRICE:** \$3,100,000 at \$77.15 PSF
- CAP RATE:** 8.0%± (Projected)
- SIZE:** 40,182± SF Gross Building Area (Assessor's Office)  
34,533± SF Net Rentable Area
- LAND SIZE:** 1.68± Acres (285'± Frontage on Cleveland Avenue/US 41)
- LOCATION:** On Cleveland Avenue (US 41), just south of the Hanson Street signalized intersection, minutes from Lee Memorial Hospital & Downtown
- YEAR BUILT:** 1975 (Renovated in 2018, Fire Sprinklers added in 1988)
- PARKING:** 100 Spaces
- ZONING:** CI - Commercial Intensive (City of Fort Myers)
- RE TAXES:** \$29,110.13 (2020)
- PARCEL ID:** 25-44-24-P1-0120D.0040

### INFINITE PROFESSIONAL CENTER

Great investment opportunity for a 100% occupied building close to downtown Fort Myers. The Infinite Professional Center is a three-story building with 23 individual offices of 600 to 2,700 SF, and 22 offices in the Executive Center ranging from 100 to 350 SF. The first floor consists of private offices with restrooms and the second floor has private offices with restrooms, and the Executive Center. The Executive Center space includes a reception area, conference rooms, executive offices and 5 restrooms. The third floor space is a second conference room accessible only from the Executive Center. Entire building is fire sprinklered. Seller requires Buyer's Proof of Funds and Pre-Approval from Lender.

**CONTACT**  
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### HIGHLIGHTS

- 100% Occupied
- Great investment at 8.0%+ Projected CAP Rate
- Three-story office building
- Fully fire sprinklered building

SUITE 110 1,900SF	SUITE 115 700SF	SUITE 120 1,250SF	SUITE 125 1,250SF	SUITE 130 1,450SF	ELEV	SUITE 135 728SF	EXEC. 140 1,800SF	SUITE 145 2,100SF	SUITE 155 930SF	SUITE 160 1,170SF
SUITE 105 620SF								SUITE 165 1,370SF		SUITE 170 1,370SF
SUITE 100 2,120SF		<b>FIRST FLOOR</b>								

SUITE 210 1,200SF	SUITE 215 1,200SF	SUITE 220 1,268SF	EXECUTIVE CENTER 225-271 6,000SF			SUITE 275 1,220SF	SUITE 280 1,000SF	SUITE 285 1,164SF
SUITE 200 1,370SF		SUITE 205 1,370SF		<b>SECOND FLOOR</b>				SUITE 290-295 2,741SF

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2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	11,486	57,134	160,161
EST. HOUSEHOLDS	4,578	24,299	67,104
EST. MEDIAN HOUSEHOLD INCOME	\$33,213	\$38,298	\$46,143
TRAFFIC COUNTS (2020)	42,500 AADT		

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