

FLEX CONDO

MARCO ISLAND INDUSTRIAL CENTER



FOR SALE

960 CHALMER DRIVE, UNIT 106, MARCO ISLAND, FL 34145



PRICE: \$495,000

CAP RATE: 6.60%

NOI: \$32,716

SIZE: 936± RSF

LOCATION: Located just north of N Collier Boulevard, Chalmer Drive is accessible from E Elkcarn Circle and Bald Eagle Drive

YEAR BUILT: 1983

ZONING: C5 - Commercial (Marco Island)

RE TAXES: \$1,460.68 (2020)

PARCEL ID: 59230240005

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Rarely available C5 space on Marco Island. This condo has a spacious reception area with room for two desks, a private office and a one bay garage with a car lift. Current lease expires on 12/31/2023. Zoning allows a variety of uses such as storage, car repair or service operation. Located just off E Elkcarn Circle, with quick and easy access to N Collier Boulevard.

CONTACT

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Naples, FL 34102

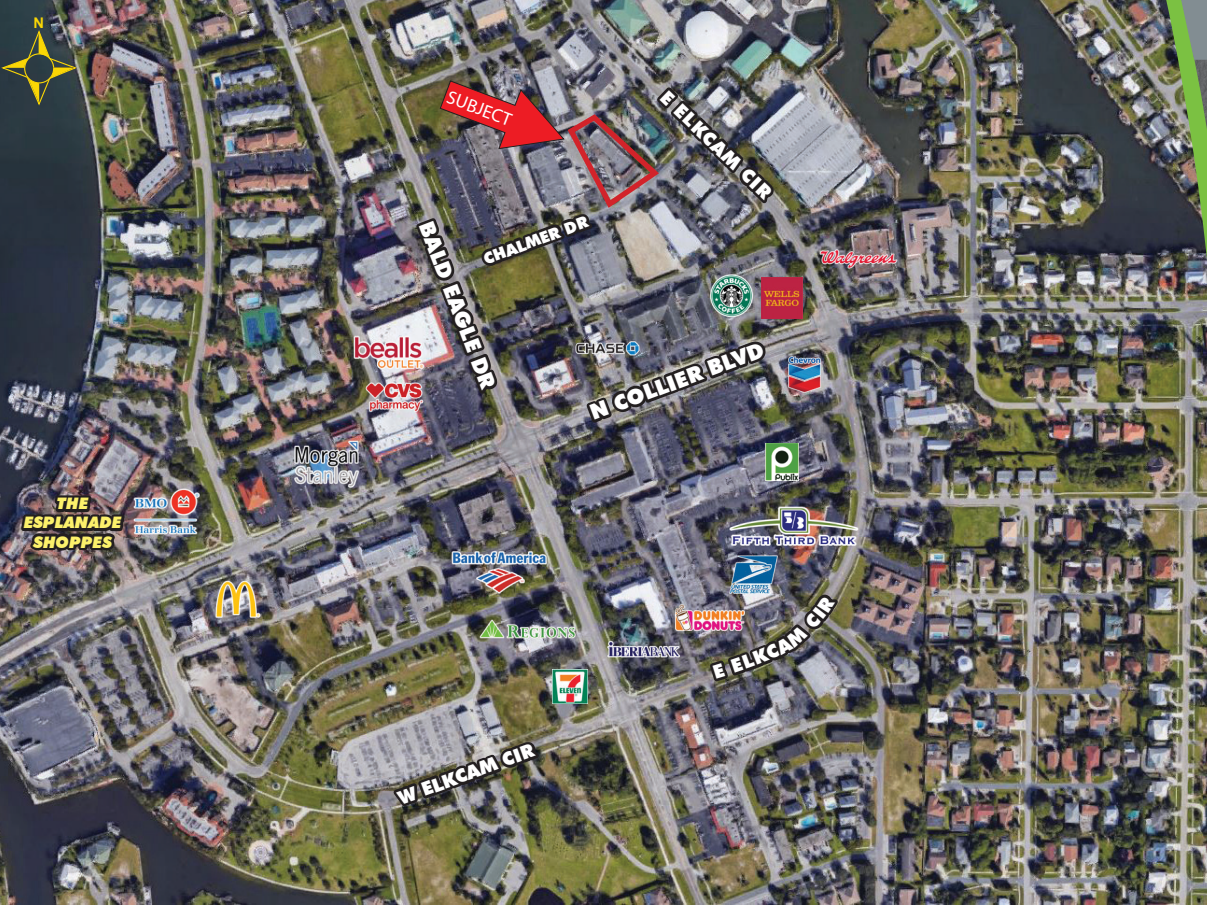
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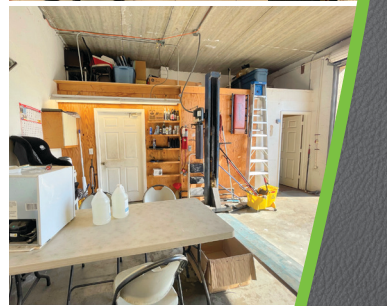
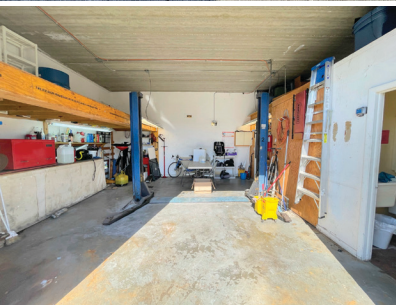
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HIGHLIGHTS

- C5 Zoning
- Centrally located in the heart of Marco Island
- 1-Bay garage with car lift
- Current lease expires on 12/31/2023



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2021 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,785	17,198	20,372
EST. HOUSEHOLDS	2,727	8,789	10,425
EST. MEDIAN HOUSEHOLD INCOME	\$89,226	\$88,766	\$87,128

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