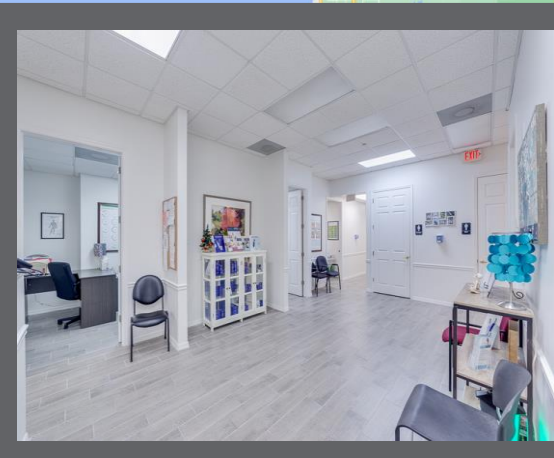


FOR SALE – Medical/Professional Office
100% LEASED
1570 Colonial Blvd., Fort Myers, FL 33907

Total Bldg Size: 4,071± SF (Free Standing Building w/ 2 Suites)
Purchase Price: \$949,900 | 5.7% Cap Rate
Zoning: PO – Professional Office
Traffic Count: 54,000± per day (2020)
Strap #: 02-45-24-P1-00061.0020
02-45-24-P1-00061.0060
Year Built: 1962



Convenient location in the center of Fort Myers.

This property is located on Colonial Blvd. between Summerlin Road and US-41. Less than one mile from the Midpoint Bridge. Easily accessible from Cape Coral, downtown Fort Myers and I-75.

Suite A is currently leased (2,959± SF)

Suite B is currently leased (1,112± SF)

New parking lot on the side and in the back of building in 2019. Parking spaces: 27 Total (24 regular + 3 handicap)

Suite A - New roof 2018 and new windows on entire building.
Suite B new roof 2021.



Coleen Frye, ACP
Frye Commercial Group
Commercial Specialist
(239) 218-5027
cfrye@fryecommercialgroup.com



Michael J. Frye, CCIM|CEO
Frye Commercial Group
Hall of Fame, Lifetime Achievement
(239) 281-0441
mfrye@ccim.net



For Sale – 4,071± SF
1570 Colonial Blvd.

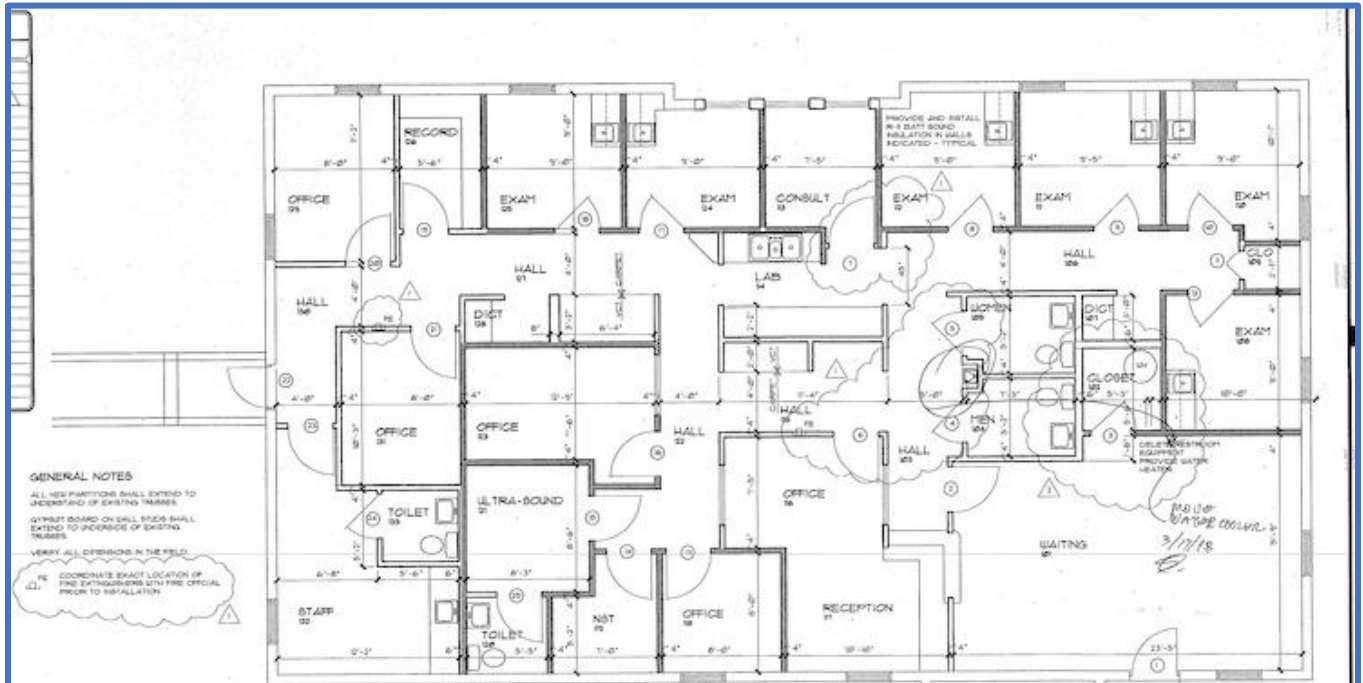


Coleen Frye, ACP
(239) 218-5027



Michael J. Frye, CCIM
(239) 281-0441

Suite A – Medical Office Floorplan



For Sale – 4,071± SF
1570 Colonial Blvd.

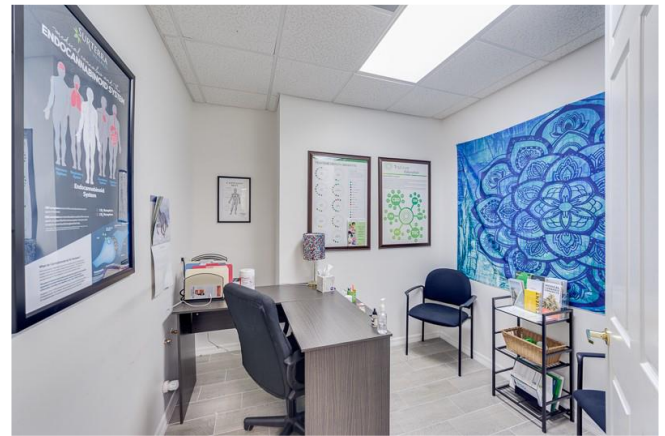


Coleen Frye, ACP
(239) 218-5027



Michael J. Frye, CCIM
(239) 281-0441

Suite A – Medical Office



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljfyre.com



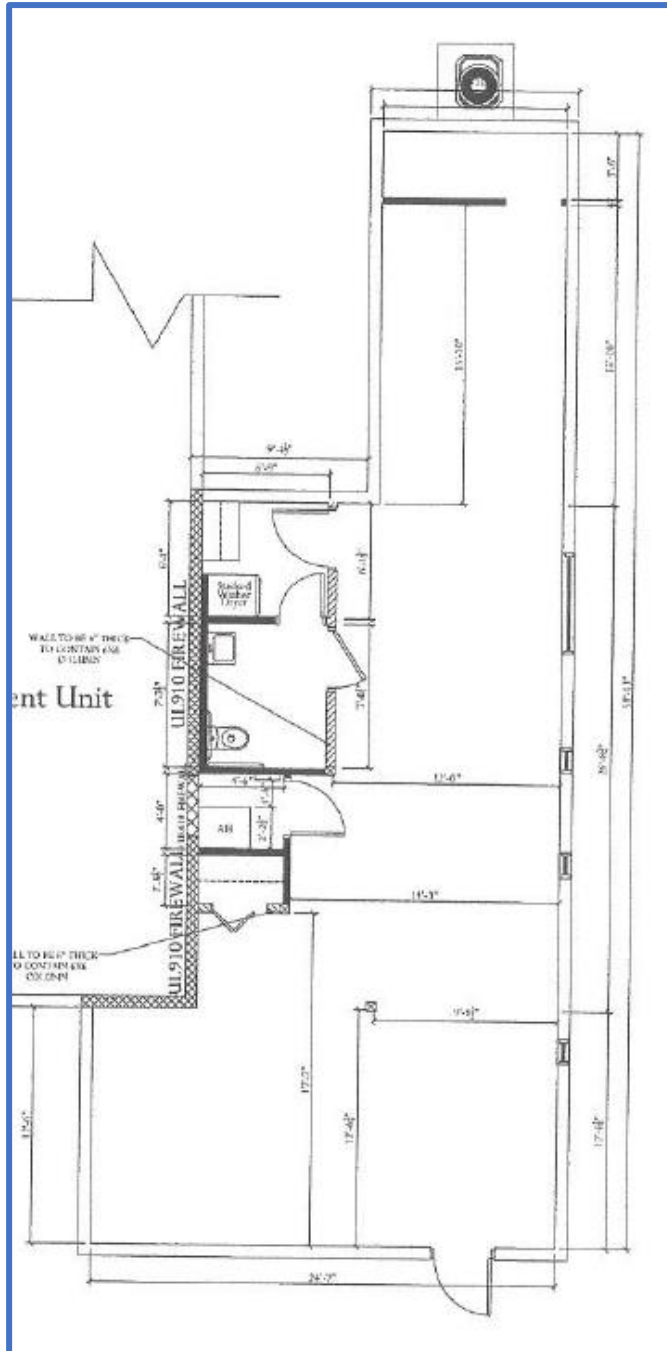
Coleen Frye, ACP
(239) 218-5027



Michael J. Frye, CCIM
(239) 281-0441

For Sale – 4,071± SF
1570 Colonial Blvd.

Suite B – Pilates Studio Floorplan



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljfyre.com

RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.

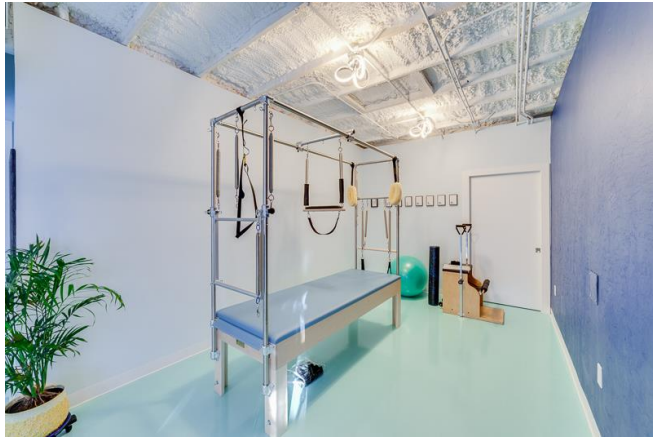


Coleen Frye, ACP
(239) 218-5027



Michael J. Frye, CCIM
(239) 281-0441

Suite B – Pilates Studio



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljfyre.com