



investment
properties
corporation

FLEX CONDO FOR SALE

available



17341 Alico Center Road #B Fort Myers, FL 33967

Pinnacle Door and Hardware, a regional tenant who is owned by Cook & Boardman, is paying \$2,342 per month plus sales tax. Their lease expires June 30, 2018. Tenant has 2 – 5 year options and must exercise by March 31, 2018. Property is being offered at 7% cap rate.

Very nice flex unit with 800 SF of office with 2 private offices (11 x 11) and (11 x 17), kitchenette, and foyer. 560 SF loft has 2 offices and a storage room. Warehouse is 41.3' x 38'. Two bathrooms. New roof, insulation, paint, and gutters. Large 16' garage door!

Condo Size: 2,954 SF total
800 SF office
560 SF loft
1,569 SF warehouse

Year Built: 1993

Center Height: 20'

Garage door: 16' x 16'

Condo fees : Includes trash, no water

W.E. Property Development, LLC		
17341 -B Alico Ctr. Road Property		
Profit & Loss		
2016		Year Ended
		12/31/2016
Rent Income (Net of Sales Tax Paid)		28,113
Expenses		
Condo Assoc. Dues		2,208
Insurance		1,598
Real Estate Tax		1,879
Total Expenses		5,685
Net Income-Cash Basis		22,428

CONTACT (239) 261-3400

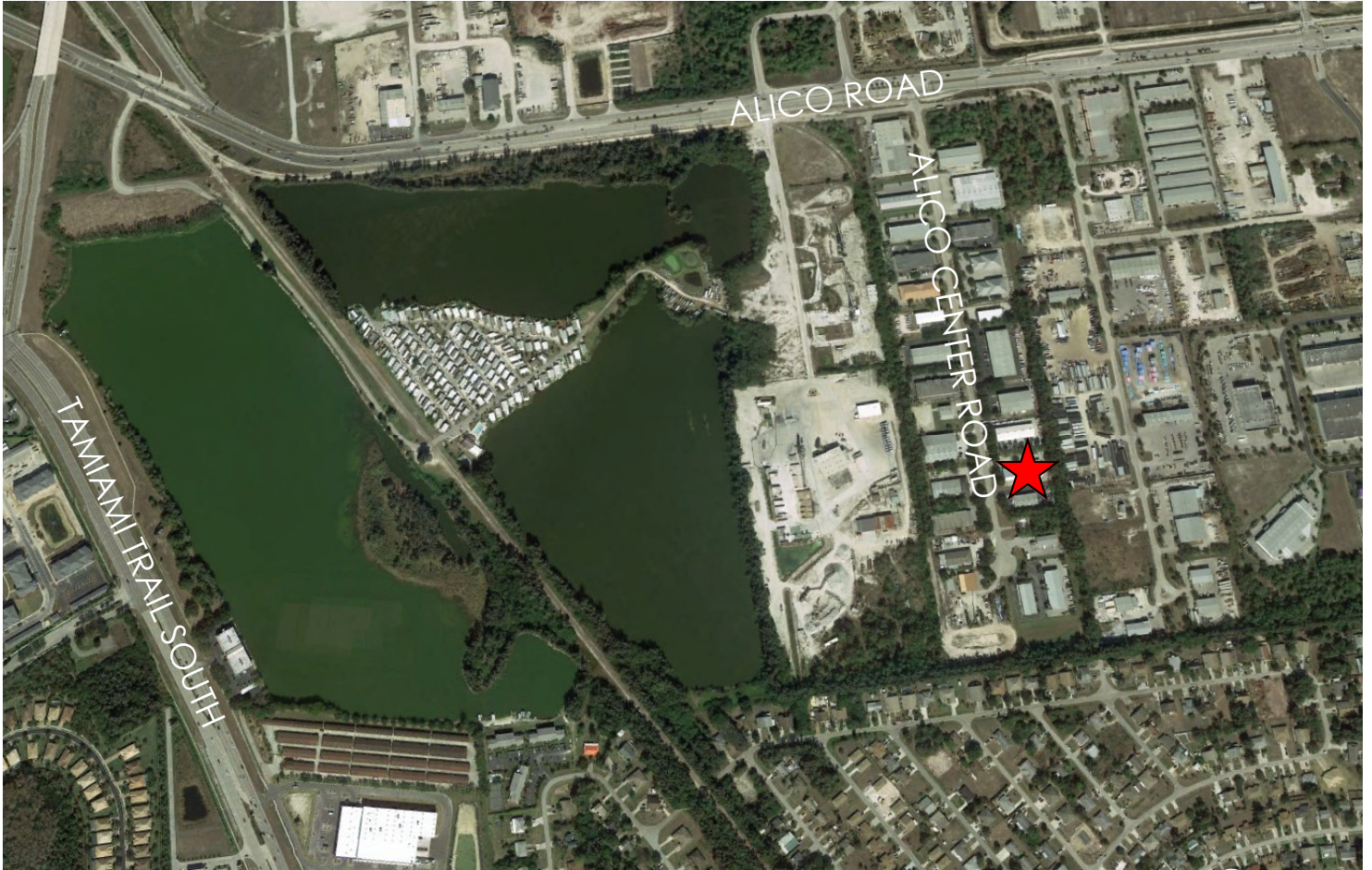
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Licensed Real Estate Broker

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative.
Subject to prior sale, lease, withdrawal and price change without notice.

17341 ALICO CENTER ROAD #B, FORT MYERS, FL



CLICK HERE FOR LINK TO GOOGLE MAPS - <https://goo.gl/maps/jSHn8oSeHPm>



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17341 ALICO CENTER ROAD #B, FORT MYERS, FL



2nd floor drafting office



Foyer



2nd floor office



Hallway



Warehouse



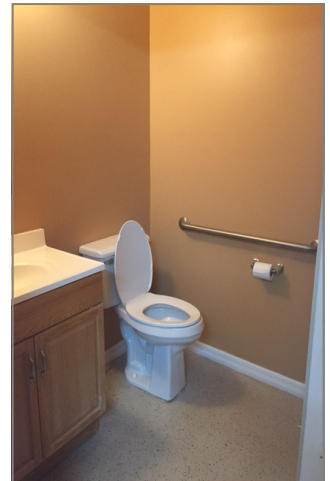
Warehouse



Warehouse



Kitchenette



Bathroom