



MAYHUGH
COMMERCIAL ADVISORS

FOR SALE / LEASE

900 +/- SF Office Space & 5,000 +/- SF Yard

1254 PINEY RD. - NORTH FORT MYERS, FL 33903



Property Description:

Well maintained, free standing 900 +/- SF office building with yard. Contains three offices, kitchen and bath. Located on Piney Rd. 350 feet north of Pondella Road between US-41 (N. Cleveland Ave.) and Business 41 (N. Tamiami Tr.) in North Fort Myers. Easy access to US-41, I-75 and Downtown Fort Myers. Includes approximately 5,000 SF of yard plus six marked parking spots.

Property Details:

| | |
|----------------------------|--------------------------|
| Sale Price: | \$160,000.00 |
| Building Size: | 900 +/- SF |
| Yard Size: | 5,000 +/- SF |
| Lease Rate: | \$13.33 P/S/F |
| Monthly Gross Rent: | \$1,000.00 |
| Lease Type: | Modified Gross |
| Zoning: | CG (Lee County) |
| Parking: | 6 marked spots plus Yard |
| Year Built: | 1954 |

Advisors:

Bryan Burchers

239-699-3120 (Cell)

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Chase Mayhugh, CCIM

239-898-9685 (Cell)

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Mayhugh Realty, Inc.

13690 Eagle Ridge Dr.

Fort Myers, FL 33912

Office: 239-278-4945

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Drawing not to scale. The statements, information and figures presented herein in this offering, while not warranted or guaranteed, are secured from a source we believe to be reliable. Subject to prior sale, withdrawal and price change without notice.

MayhughCommercial.com



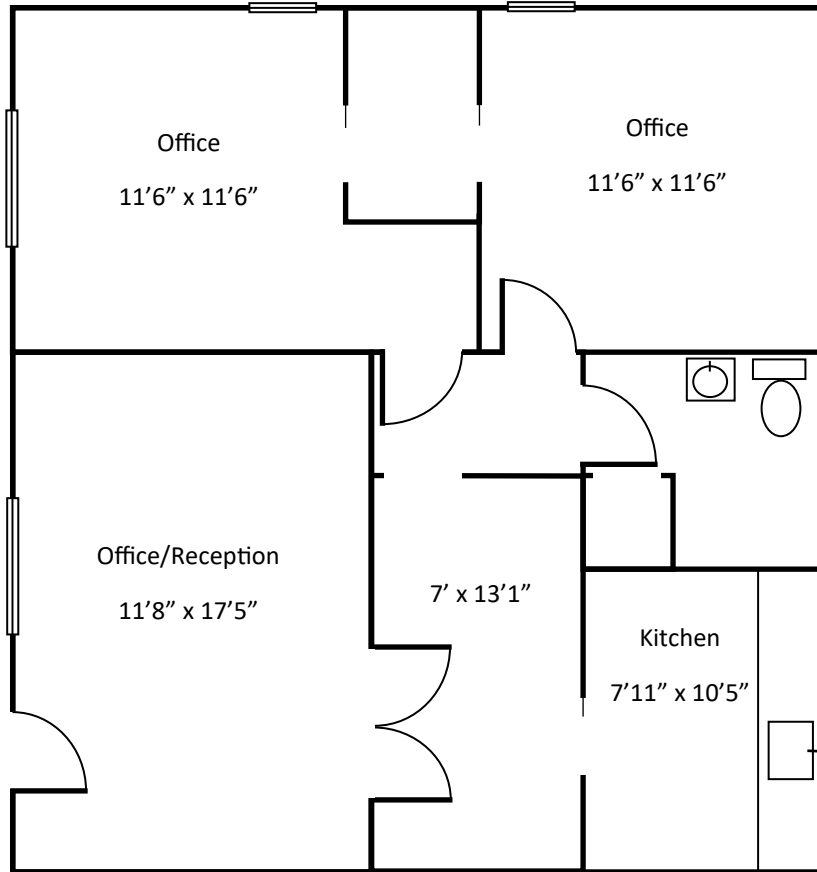
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Floor Plan:



Site Plan:



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