

Commercial Customer Report



General Information

ML# 222024275

List Price:	\$14.97 / Asking Price	Status:	Active (03/31/22)
Lease Rate:	\$14.97 / Per SqFt Annual Net	Property Class:	Commercial
MLS#:	222024275	Year Built:	1986
Address:	12545 NEW BRITTANY BLVD FORT MYERS, FL 33907	Foreclosed REO:	No
GEO Area:	FM07 - Fort Myers Area	Property Use:	
County:	Lee	Transaction Type:	New Lease
Property ID:	14-45-24-42-00000.0260	Commercial Type:	Commercial Only
Potential Short Sale:	No	Tax Year:	2021
Acres:	0.0778	Tax Amount:	\$4,676
Frontage:	55	Business Est:	
Depth:	121		
Subject Prop. Sqft:	1,872		
Min. Subject Sqft:	1,872		
Max. Subject Sqft:	1,872		
Total Bldg Sqft:	3,264		
Business Name:			
Property Type:	Office: Business Park, Office: Medical Offices, Office: Office Building		
Virtual Tour URL:			

Detailed Property Information

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Property Information: Spacious Medical Office complete with large waiting area and reception area, two exam rooms, Doctor's office, and open work area, and two restrooms. This unit is located in World Plaza office park and includes two assigned parking spaces.

Location Desc.: World Plaza is located just south of Brantly Rd and off of College Pkwy in Ft Myers. World Plaza is a professional office park.

Highlights: Plenty of shared parking. Professional Office Park located off heavily traveled, College Parkway with easy access to US 41.

Heating:	Yes	Cooling:	Yes
Heating Remarks:		Cooling Remarks:	
Open Parking Spaces:	2	Covered Parking Spaces:	
Waterfront:	No	Spaces/Units:	1
Acreage:	0.078	Income Cap Rate:	
Conf. Agreement Req'd:	No	Sale Includes:	Building only
Amenities:			

Additional Information

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Rail:		Min Clear Ceiling Height:		Annual Assn Fee:	
# of Bays:		Fire Sprinklers:			
# of Dock High Doors:		Elevators:			
# of Grade Level Doors:		Power:			
# of Loading Doors:		Fenced Yard:	No		
# Of Truck Wells:		Traffic Count:			
Loading Dock Height:		Load/Loss Factor %:			

Legal Desc: WORLD PLAZA OFFICE CONDO SEC III OR2021 PG2858 UNIT 26
Listing Broker: RE/MAX Realty Team

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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