



**Investment
Properties
Corporation**

S A L E O R L E A S E

MEDICAL OFFICE SPACE

681 GOODLETTE-FRANK ROAD N | NAPLES, FL. 34102



GOODLETTE FRANK ROAD N

Located conveniently in **Downtown Naples FL**, on the west side of Goodlette-Frank Road N between 6th and 7th Avenue North. NCH Hospital and 5th Avenue South are within a short distance from the property.

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Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
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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.



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681 GOODLETTE-FRANK RD N

OFFERING SUMMARY

UNITS:	130 & 140 <i>*Currently together or can be sold separately</i>
YEAR BUILT:	1992
SALE PRICE: <i>(Both Units)</i>	\$1,250,000
LEASE RATE	\$25.00 PSF NNN
RENTABLE SF:	Suite 130 2,068 +/- SF Suite 140 1,870 +/- SF Total 3,938 +/- SF
AVAILABILITY:	IMMEDIATELY
2025 R.E. TAXES:	#130 - \$5,238.20 #140 - \$4,736.68
2025 ASSOC. FEES: <i>(Quarterly)</i>	#130 \$4,179.89 #140 \$3,779.32



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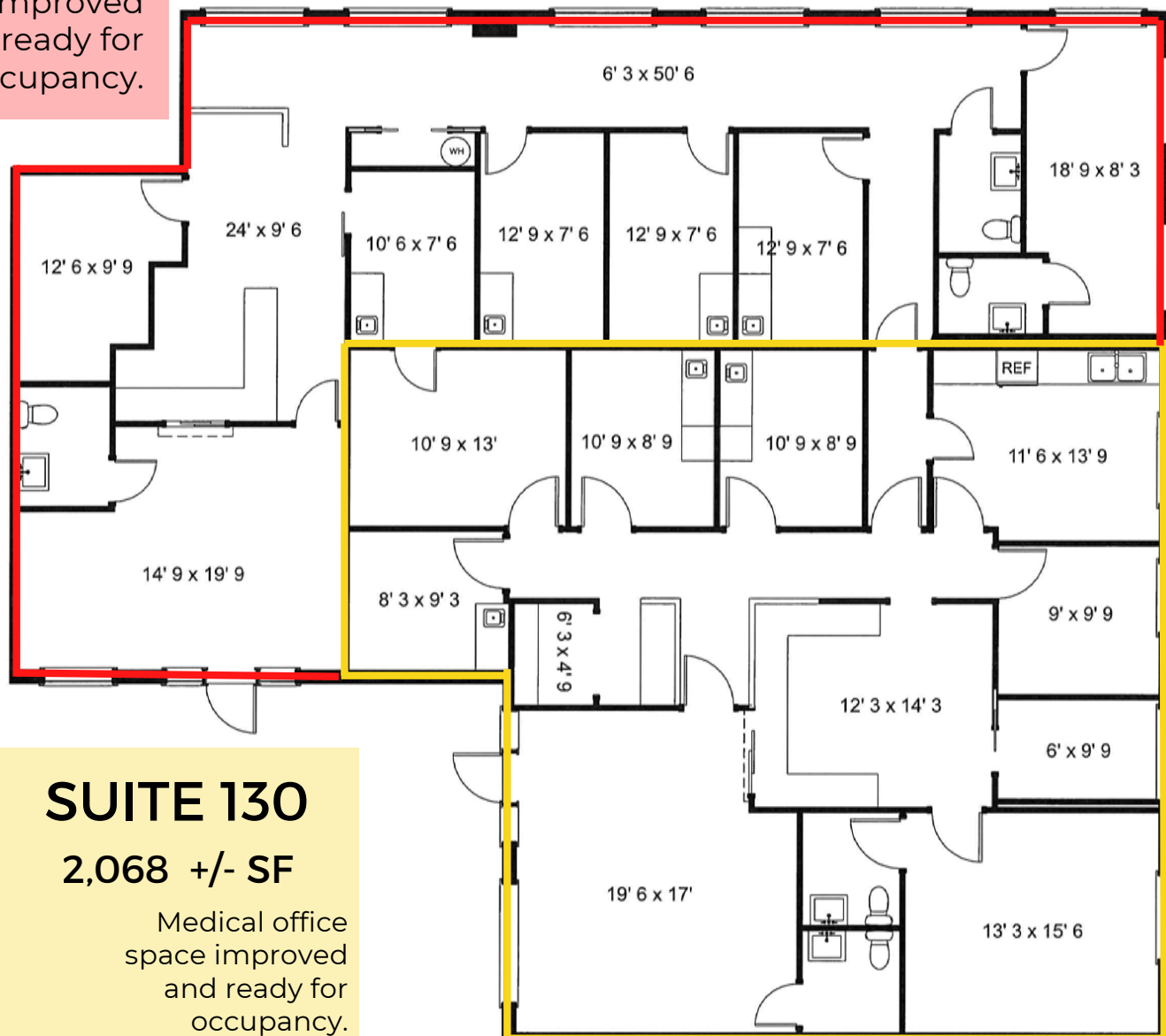


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MEDICAL OFFICE SPACE 681 GOODLETTE-FRANK RD N

SUITE 140 1,870 +/- SF

Medical office
space improved
and ready for
occupancy.



SUITE 130 2,068 +/- SF

Medical office
space improved
and ready for
occupancy.

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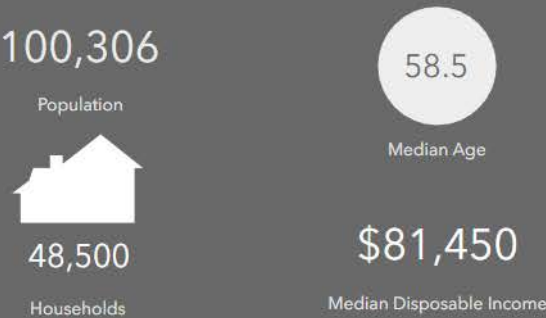
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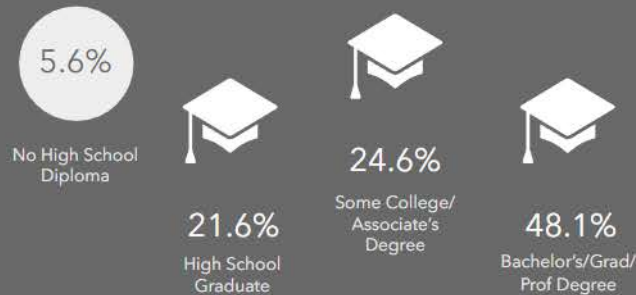
DEMOGRAPHIC SUMMARY

681 Goodlette-Frank Rd N, Naples, Florida, 34102 3
Ring of 5 miles

KEY FACTS



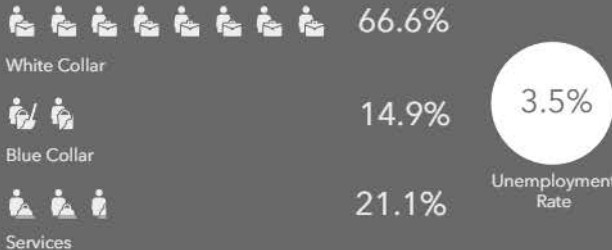
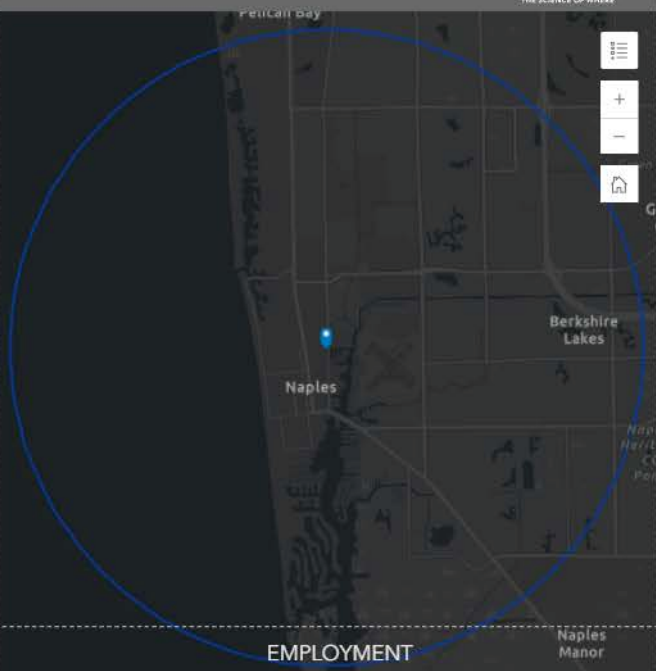
EDUCATION



INCOME



HOUSEHOLD INCOME

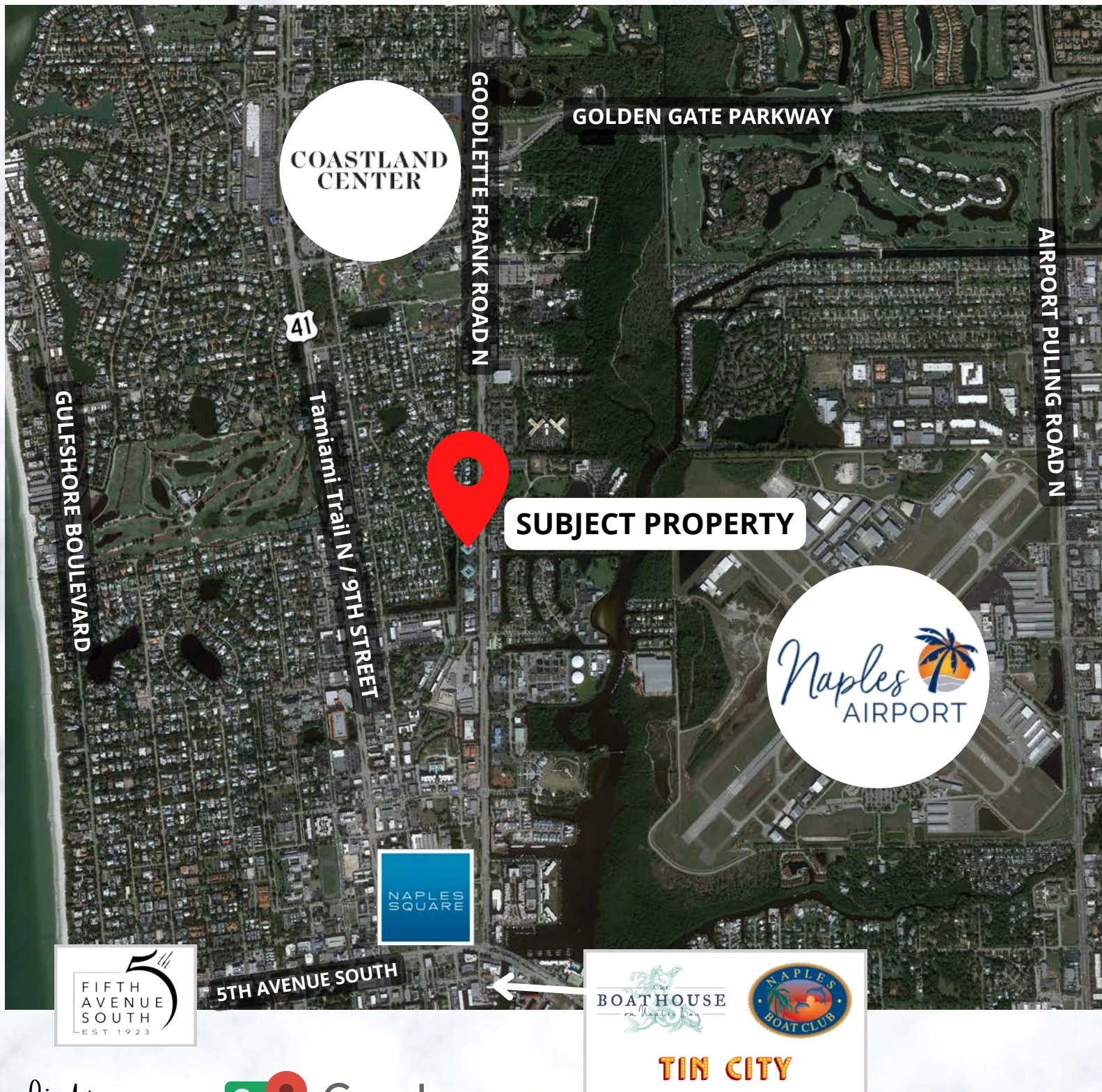


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681 GOODLETTE-FRANK RD N LOCATOR MAP



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