

SALE

Small Industrial Condo Available Feb 1, 2027

17251 ALICO CENTER ROAD, #3

Fort Myers, FL 33967

PRESENTED BY:

TIFFANY LUONGO

O: 239.707.1700

TiffanyL@SVN.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$625,000
NUMBER OF UNITS:	1
LOT SIZE:	1.82 Acres
BUILDING SIZE:	2,373 SF
BUILT:	1994
OWNERSHIP TYPE:	CONDO

PROPERTY DESCRIPTION

Nicely kept warehouse with office. This unit offers a shared fenced outside storage area plus parking in front. The current lease information is as follows:

- Gross Income: \$43,995.00
- Net Income (NOI): \$37,995.00
- Lease Term ends 2/28/2027
(final extension already executed)

PROPERTY HIGHLIGHTS

- Pre-Engineered Steel Building
- Grade Level roll-up door.
- Fenced yard space.
- Ample Parking
- NOT in a Flood Zone
- Built-out Office Space plus Warehouse

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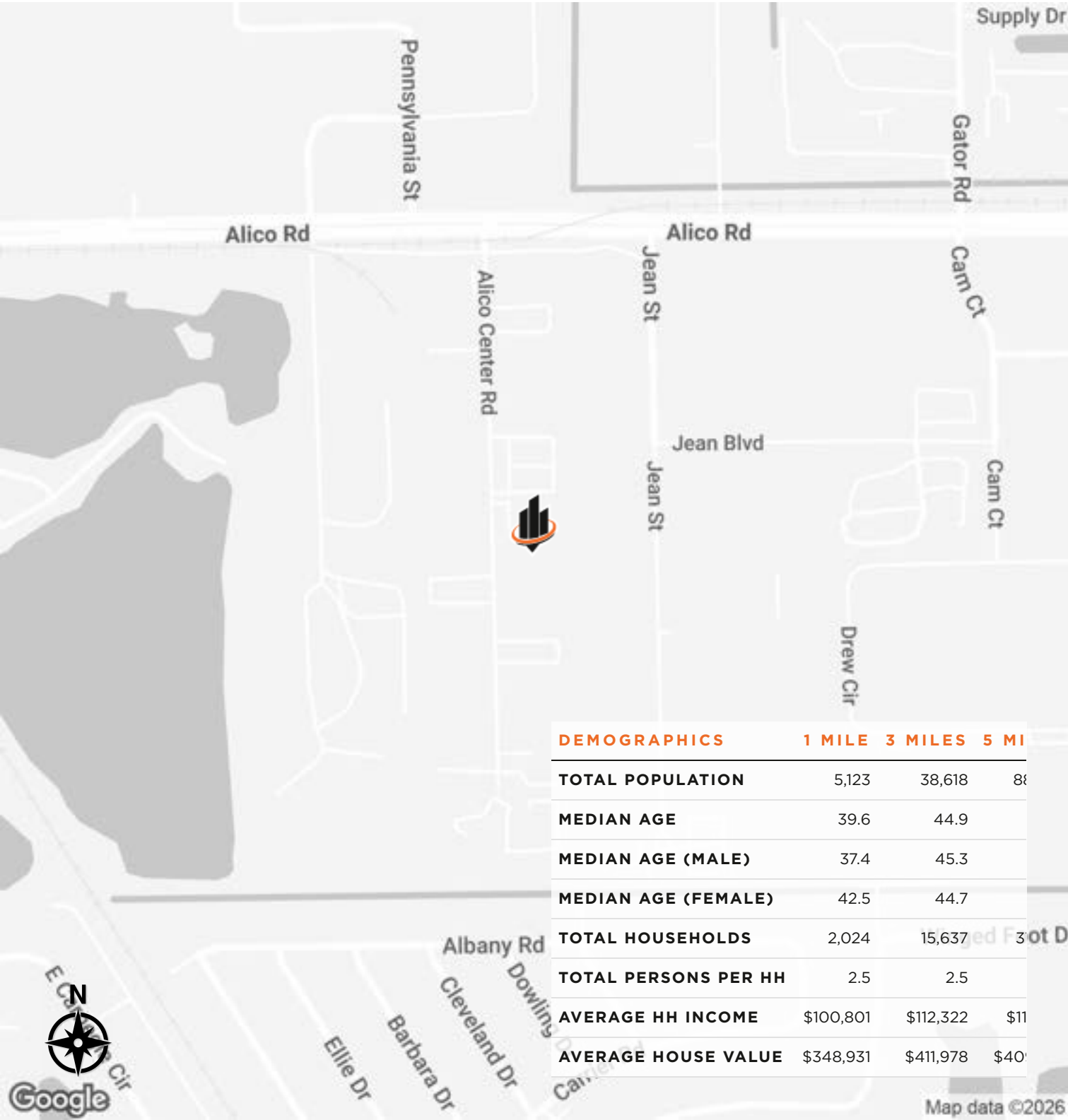
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ADDITIONAL PHOTOS



TIFFANY LUONGO
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LOCATION MAP



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