



World Plaza | #80

Medical Office Condo Building

12701 World Plaza Lane, Fort Myers | FL 33907

World Plaza is an exceptionally well maintained, professionally managed south Fort Myers office park.

FEATURES:

- Excellent opportunity for medical owner/occupier - Current tenant (Collier Chiropractic) is willing to sign long-term lease or move out with a 3-month notice after the contract. He is also willing to share the space 3 to 4 days/week
- Built in 1997
- Great College Corridor location - convenient to everything
- Association fees - \$4.05/sf/year - includes roof replacement, exterior painting, building insurance, and park maintenance.
- Two air conditioning units replaced in 2014
- 2017 RE Taxes: \$3,642
- Zoning: CPD (Lee County)
- Construction: CBS
- Access: New Brittany Blvd. and

Offered For:

\$365,000

Contact:

Jim Tamblyn, CCIM

Senior Associate

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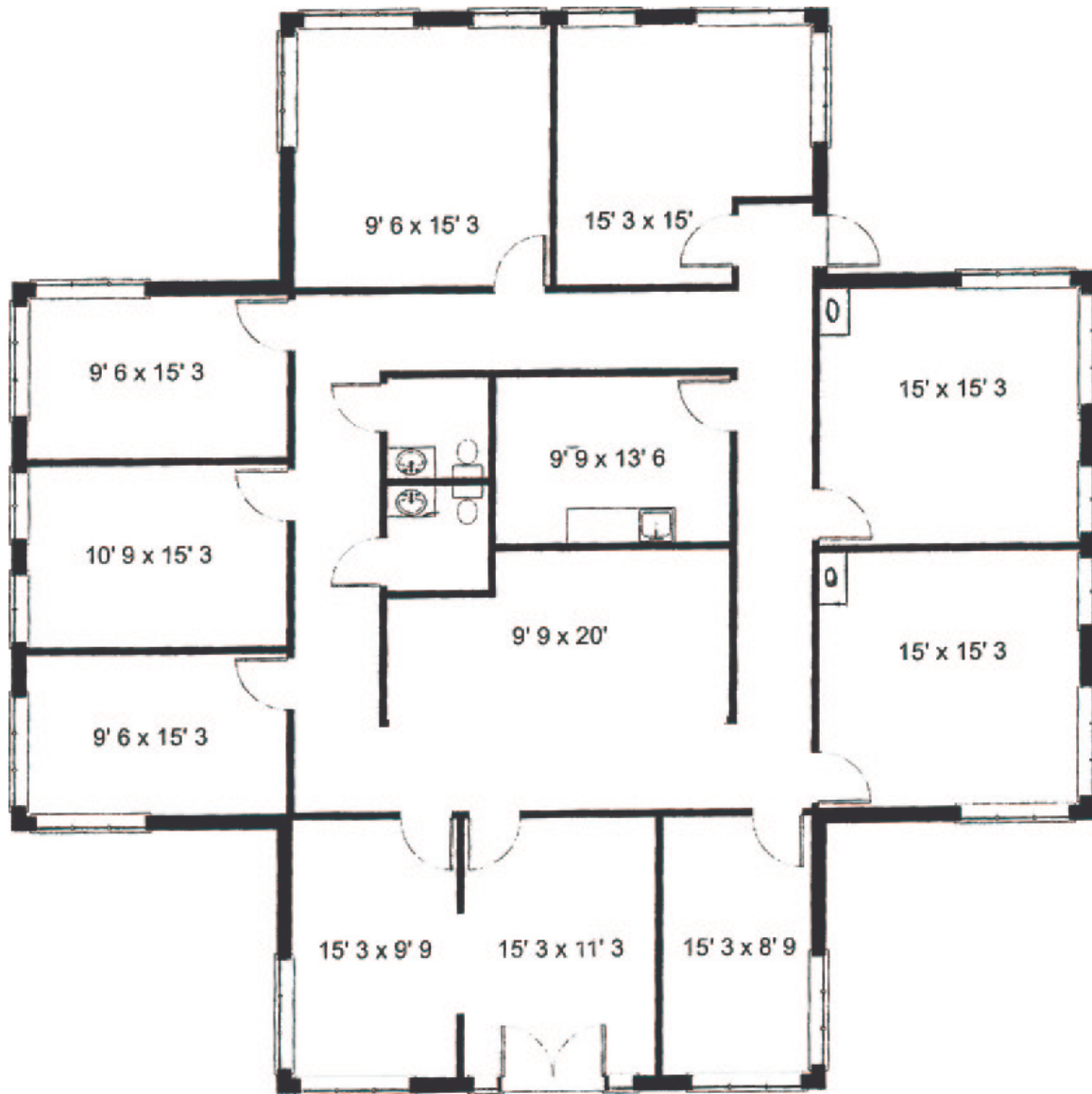
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3,000+/- square foot, freestanding, condominium office building

- Quality finishes and fixtures throughout
- Waiting area with nurse/receptionist station
- 7 exam rooms (2 with sinks)
- Kitchen/break room
- Doctor's office
- 2 bathrooms
- Open triage/therapy area
- Windows in all offices and exam rooms

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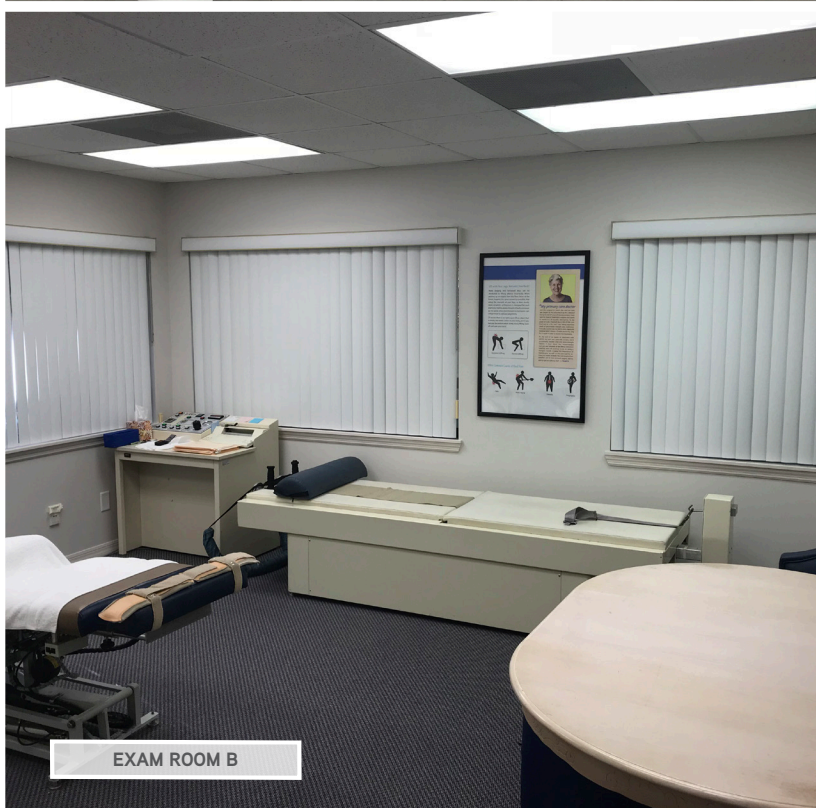
RECEPTION AREA



PROCEDURE ROOM



EXAM ROOM



EXAM ROOM B



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