

**FOR SALE**

# Banyan Creek Business Center

**12855 BANYAN CREEK DRIVE  
#109-110**

Fort Myers, FL 33908

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**PRESENTED BY:**

**LISA SANDS**  
C: 239.470.5582  
lisa.sands@svn.com

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$479,900
<b>PRICE SF:</b>	\$178.14
<b>BUILDING SIZE:</b>	2,694 SF
<b>ZONING:</b>	CPD
<b>YEAR BUILT:</b>	2003
<b>PARKING:</b>	68 shared spots

## PROPERTY DESCRIPTION

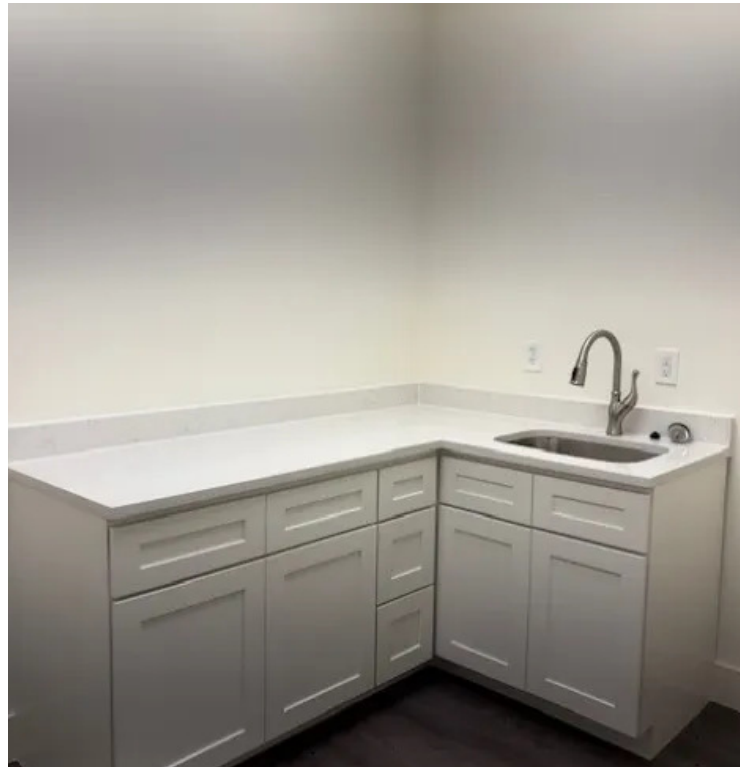
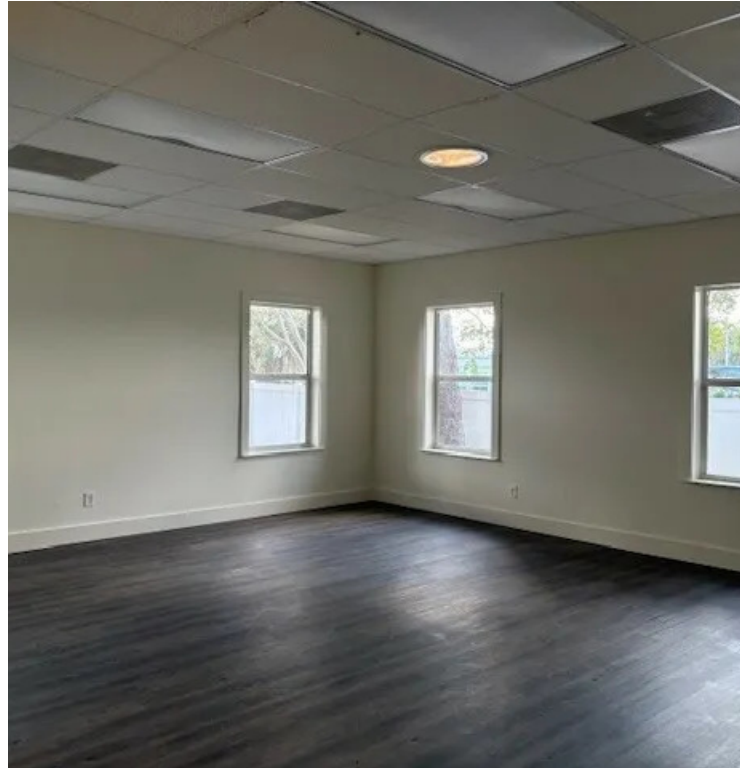
Banyan Creek Business Center is a professional office park designed in charming Key West style buildings, located off Old McGregor Blvd. The building is configured as one office but has the potential to be divided into two separate units. The existing layout includes a reception area, 8 private offices, 6 with windows and two without, 2 large spacious open work areas, a breakroom and 4 private restrooms. The building is move-in ready, featuring new floors and paint throughout. The property is ideally located just minutes away from Health Park Medial Center & Golisano Children's Hospital, Sanibel Island and Fort Myers Beach.

## PROPERTY HIGHLIGHTS

- Fresh paint and flooring
- Near Sanibel and Ft. Myers Beach
- Potential to be a 2 tenant building
- Additional building maybe available for sale

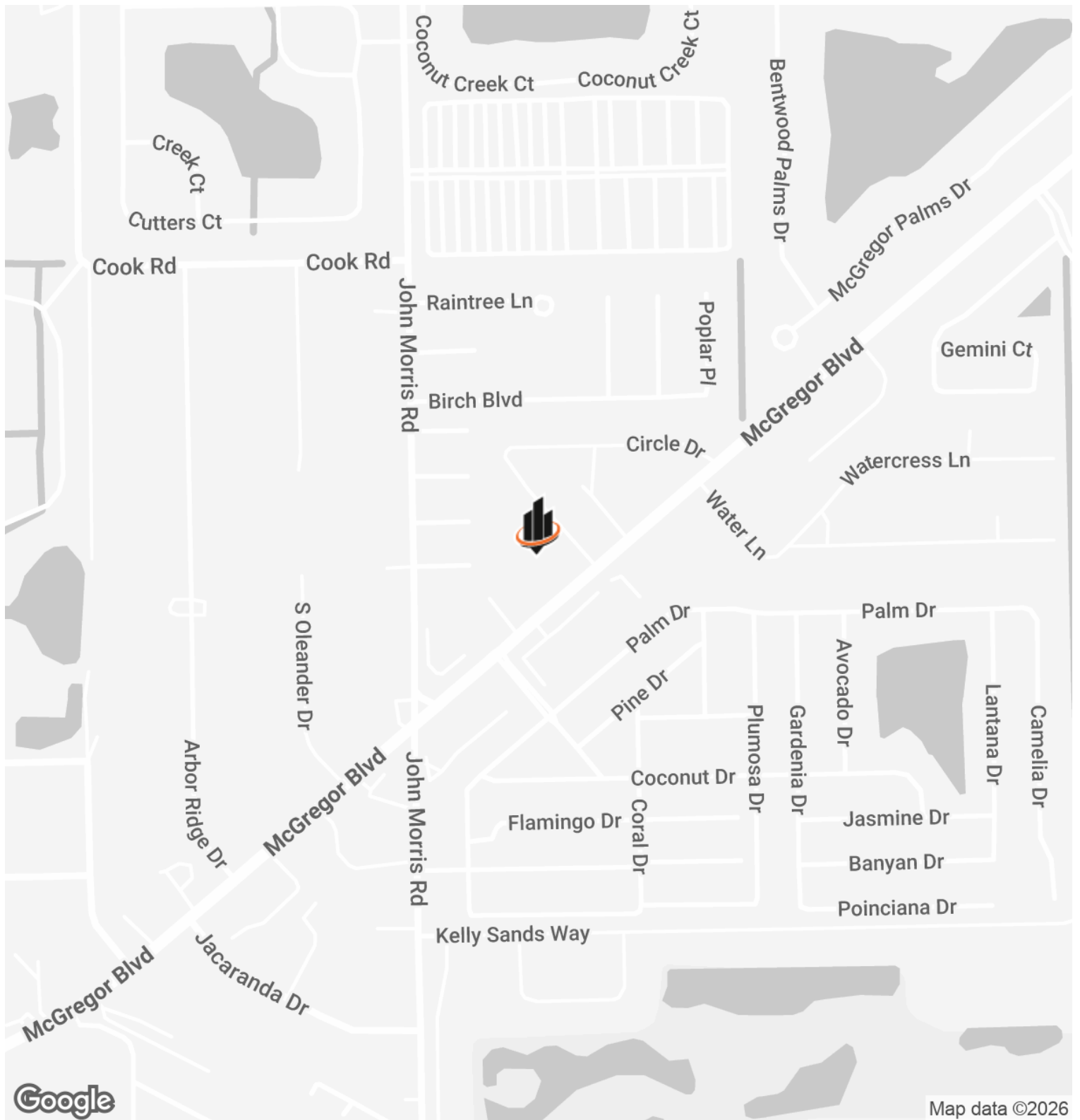
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## ADDITIONAL PHOTOS



**LISA SANDS**  
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# LOCATION MAP



**LISA SANDS**  
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