

FLEX FOR SALE

Turnkey Flex Condominium

3894 Mannix Drive, Unit 201, Naples, FL



PREMIER
COMMERCIAL

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Property Overview

Stop renting and take control of your real estate needs with this flex condominium opportunity. Strategically situated on the Collier Boulevard corridor, the condominium offers close proximity to high growth residential areas, industrial parks, and I-75 Exit 101. Highlights include:

- » Unit 201, consisting of 1,500 square feet of turnkey flex space.
- » Well laid out for business operations with an approximately 50/50 mix of office and warehouse.
- » Part of the well-designed high-quality Mannix Industrial Park
- » Located less than two minutes from Exit 101, allowing for convenient regional access.
- » Easily accessible via the signalized intersection at Collier Boulevard and Beck Boulevard.
- » 2026 Condo Fees: \$1357 per quarter
- » 2025 Property Taxes: \$3,119.02
- » This opportunity is offered at \$449,000

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