



LSI
COMPANIES

OFFERING MEMORANDUM

1920 VICTORIA AVE

1,686± SQ. FT. OFFICE & APARTMENT FOR SALE - DOWNTOWN FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 1920 Victoria Ave
Fort Myers, FL, 33901

County: Lee

Property Type: Office and Apartment

Property Size: 1,686± Sq. Ft.

Zoning: Neighborhood Commercial

STRAP Number: 23-44-24-P2-0160F.0010

Tax Info: \$7,080 (2025)

LISTING PRICE
\$650,000

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVE



Alex Henderson, CCIM
Senior Broker



Max Molloy, CCIM
Senior Broker



Sawyer Gregory
Sales Associate



DIRECT ALL OFFERS TO:

Alex Henderson, CCIM
ahederson@lsicompanies.com
m: (239) 940-2856

Max Molloy, CCIM
mmolloy@lsicompanies.com
m: (239) 848-2050

Sawyer Gregory
sgregory@lsicompanies.com
m: (239) 246-1015

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY

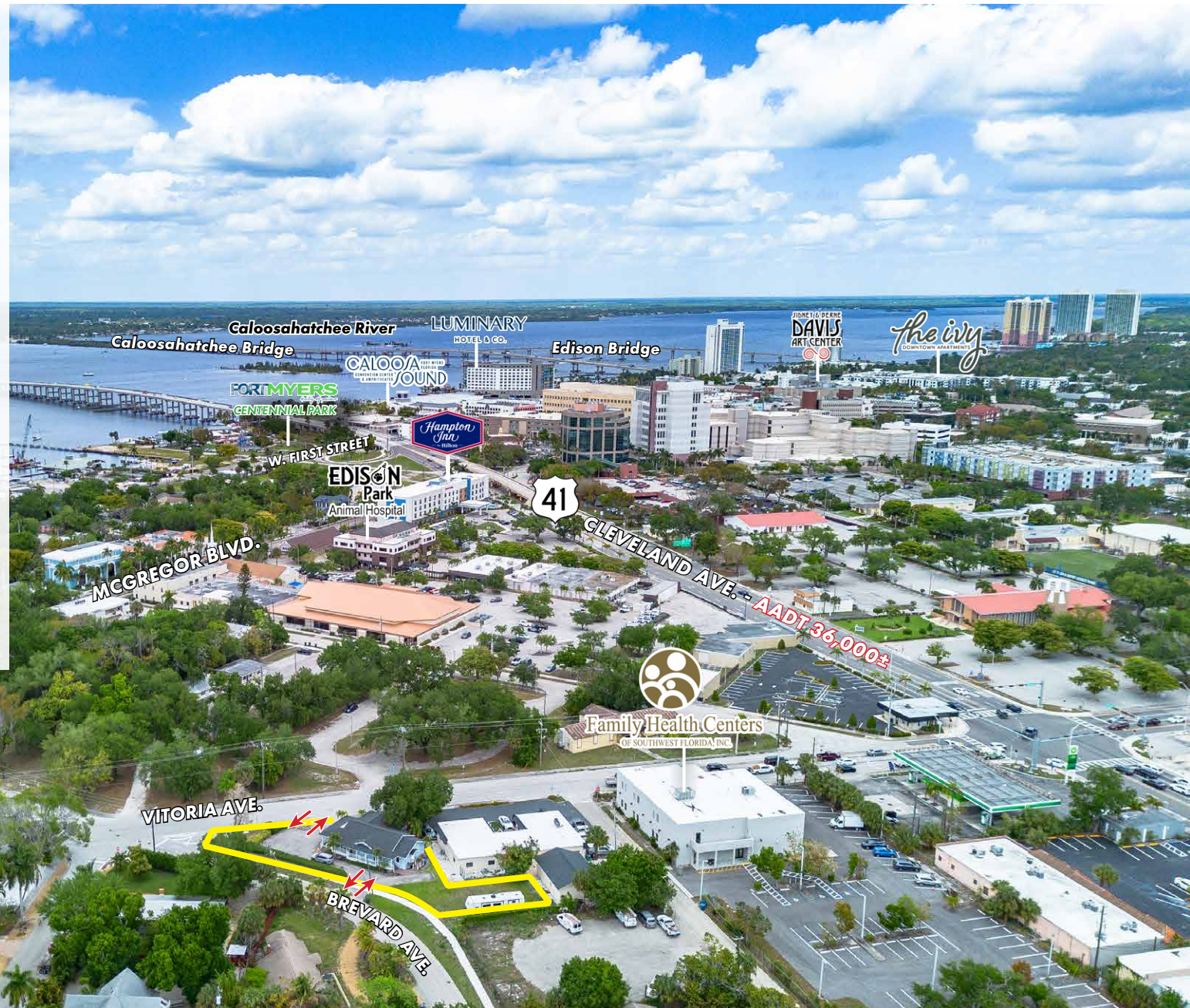
LSI Companies presents this 1,689±Sq. Ft. move-in turnkey office & residential space in Downtown Fort Myers.

1920 Victoria Ave consists of 1,686 square feet, split between professional office space and a 2bed/1bath apartment unit. Ideally suited for an owner looking for a true live-work opportunity, the property benefits from strong visibility to pass-through traffic along Victoria Ave & Clifford St and is just one block from both US-41 and McGregor Blvd.

The office space features an entry foyer, two private offices, and a conference room fronting Victoria Ave, with direct parking in the front of the building. The apartment was recently renovated and is currently rented on a month-to-month basis at \$1,800/mo. There is a large green-space behind the apartment unit that is also included, which could be utilized for excess parking or additional building square footage.



- Live-work building featuring a fully demised professional office space and a two-bedroom, one-bath apartment unit.
- New HVAC in 2025, New roof in 2023, and recent renovations to the apartment unit.
- Less than a mile from the Downtown Fort Myers' core and direct access to US-41 and McGregor Blvd.
- Street-front visibility along Victoria Ave, a connector between two primary thoroughfares and an access point to a large surrounding residential area.
- Walking distance to a Publix-anchored shopping center and a variety of nearby retail and dining options
- On-site parking and easy accessibility for both office and residential users



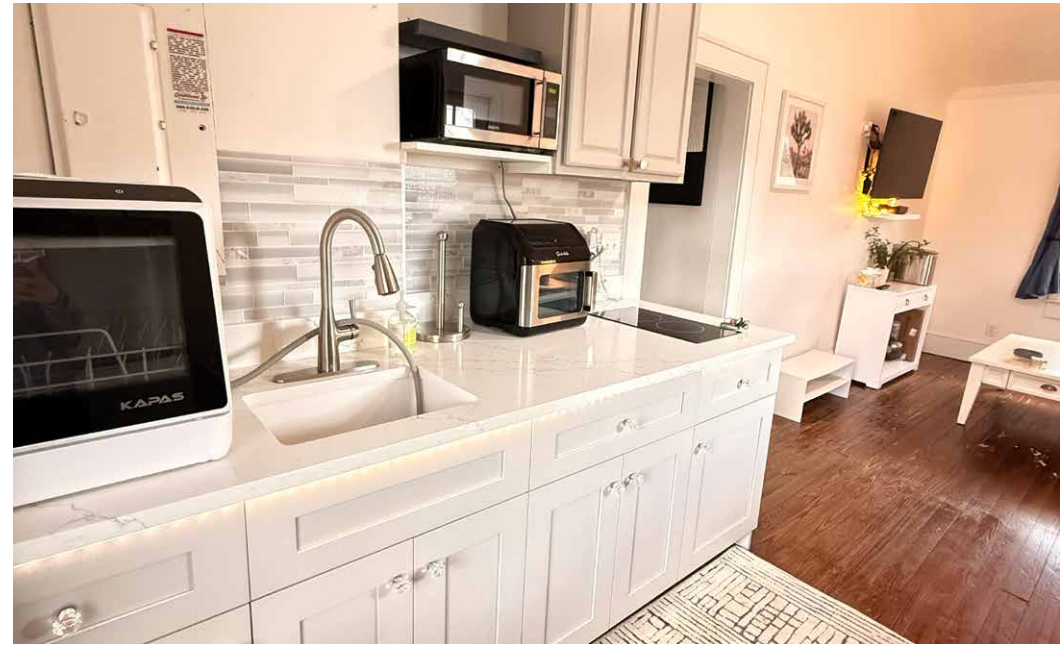
PROPERTY EXTERIOR



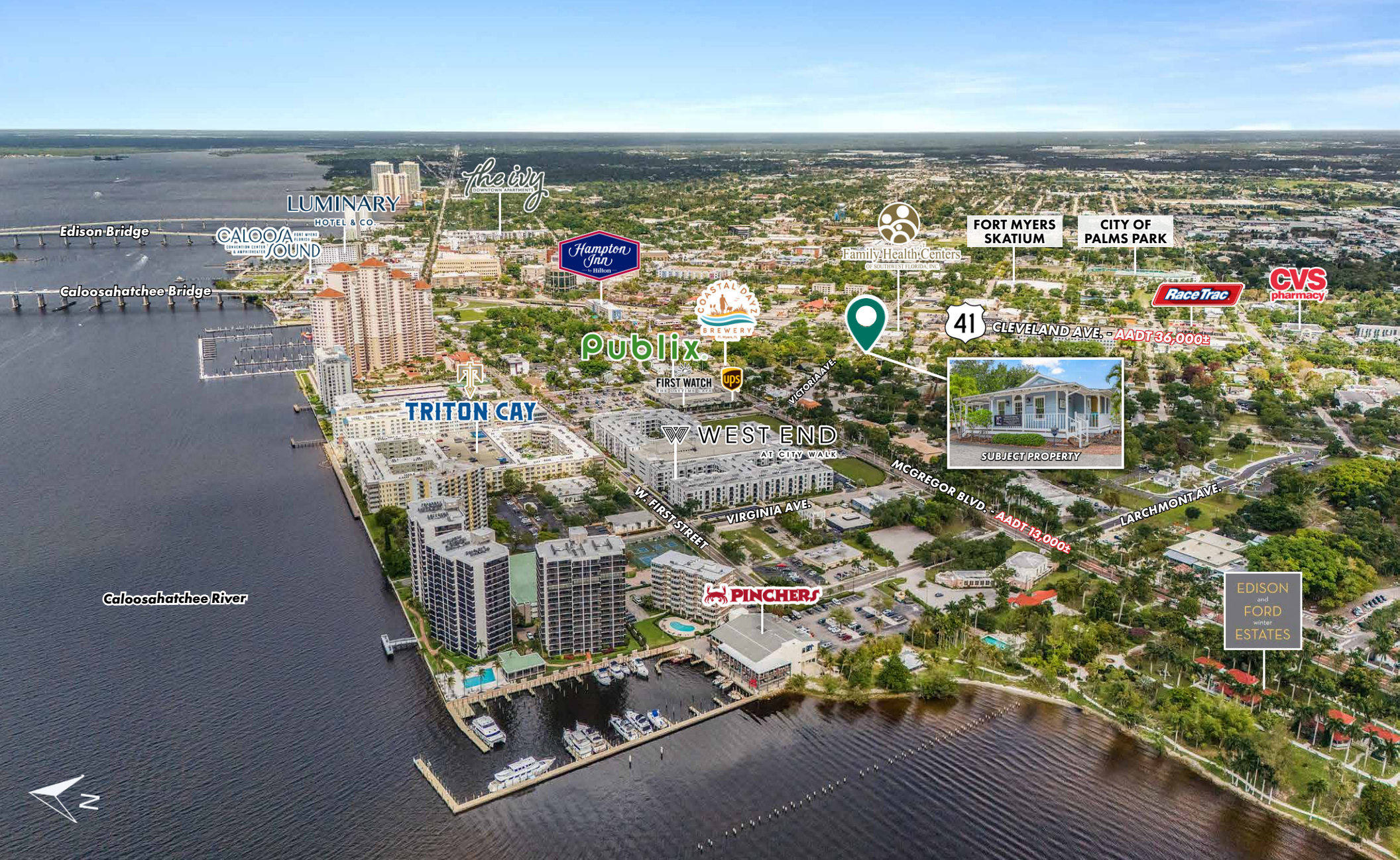
OFFICE INTERIOR



APARTMENT INTERIOR



PROPERTY AERIAL



Edison Bridge

Caloosahatchee Bridge

Caloosahatchee River

LUMINARY HOTEL & CO

CALOOSA SOUND

The Ivy DOWNTOWN APARTMENTS

Hampton Inn by Hilton

Publix

FIRST WATCH

UPS

COASTAL CRAFT BREWERY

TRITON CAY

WEST END AT CITY WALK

VIRGINIA AVE

W. FIRST STREET

VICTORIA AVE

MCGREGOR BLVD. - AADT 13,000±

41

CLEVELAND AVE. - AADT 36,000±

FORT MYERS SKATIUM

CITY OF PALMS PARK

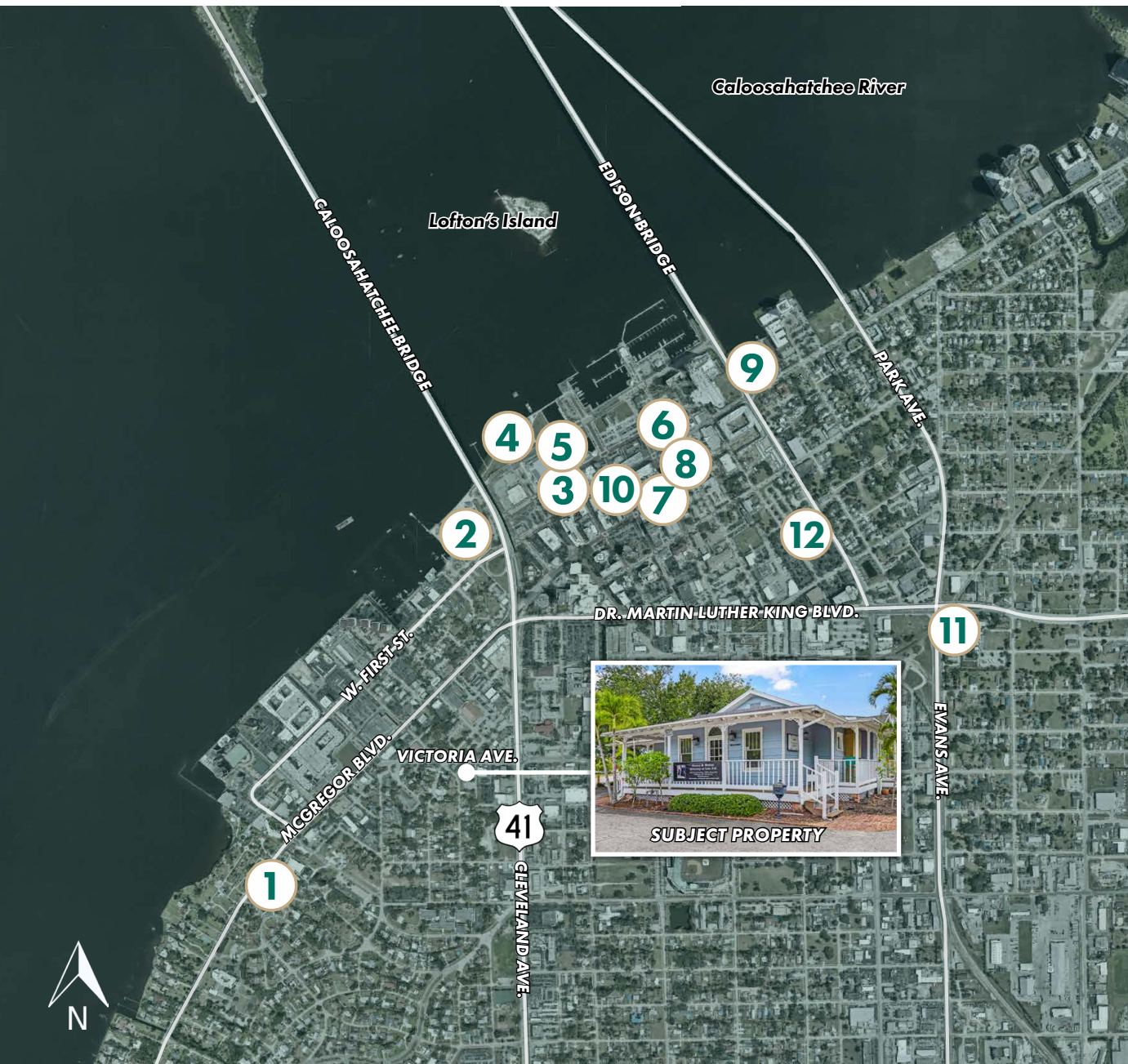
RaceTrac

CVS pharmacy



EDISON and FORD winter ESTATES





DINE, SHOP & EXPLORE

Downtown Fort Myers offers a vibrant, pedestrian-friendly setting with outdoor dining, rooftop bars, restaurants, nightlife, and historical sites. The area presents a dynamic shopping experience with various shops and boutiques, art galleries, theaters, and fine restaurants. Within a short stroll, visitors will experience major local attractions while enjoying a scenic view of the Caloosahatchee River and glorious sunsets.

1. Edison Ford Winter Estates
2. Centennial Park
3. BayStreet Yard
4. Caloosa Sound Amphitheater
5. Luminary Hotel
6. Sidney & Berne Art Center
7. Edison Theater
8. Izzy's Fish & Oyster
9. The Burroughs & Gardens
10. Bruno's of Brooklyn
11. IMAG History & Science Center
12. Millennial Brewing Co.

ANNUAL EVENTS & FESTIVALS

Art Walk

Downtown Fort Myers lights up ARTistically the **first Friday of every month** where the streets are lined with local and regional artists selling and displaying their master piece.

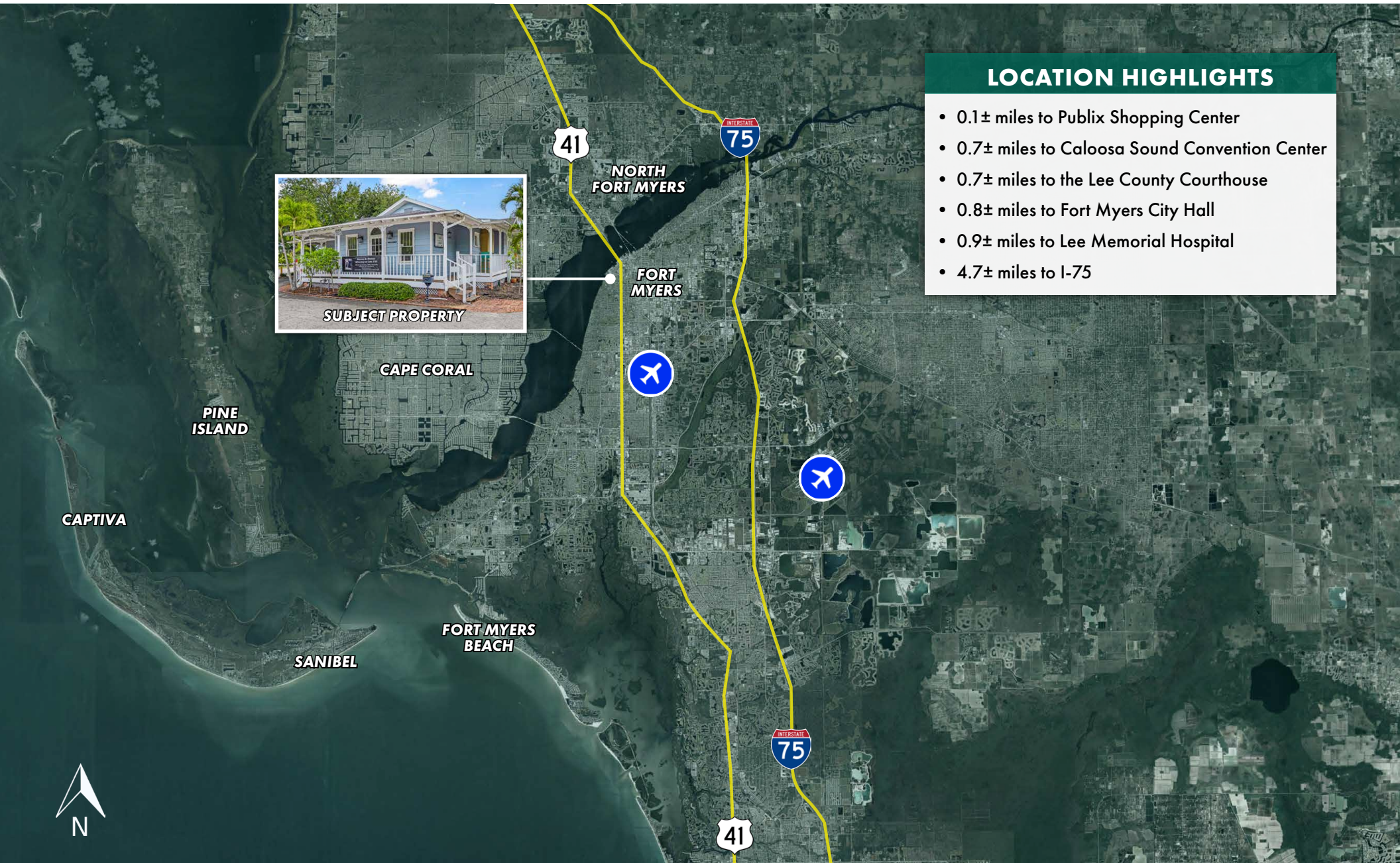
Music Walk

The River District comes alive **on the third Friday of the month** as local and regional musicians line the streets. From jazz and blues to rock & roll, many genres can be heard and vary each month. Free to the public.

Fine Art Fest

More than 200 artists locally, from across the country, and worldwide comes to Ft. Myers for a juried fine art festival in addition to youth art competition, stage performances, food trucks, & more.

LOCATION MAP



LOCATION HIGHLIGHTS

- 0.1± miles to Publix Shopping Center
- 0.7± miles to Caloosa Sound Convention Center
- 0.7± miles to the Lee County Courthouse
- 0.8± miles to Fort Myers City Hall
- 0.9± miles to Lee Memorial Hospital
- 4.7± miles to I-75





LSI COMPANIES

LSICOMPANIES.COM

LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Buyer, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.