

NORTH NAPLES MEDICAL / DENTAL BUILDING

Freestanding · Renovated 2026 · Built-Out

871 106th Ave N | Naples, FL 34108

• North Naples (Naples Park) | One block off US-41 (Tamiami Trail N), minutes to Vanderbilt Beach & Mercato



Freestanding, fully built-out medical and dental building on its own parcel in North Naples, one block off US-41 (Tamiami Trail N). Extensively renovated in 2026, with a new roof (2020), four fully plumbed operatories, a dedicated lab, and a compressor and vacuum room. Impact-resistant windows, a private physician office with ensuite restroom, a separate patient restroom, and a staff break room. C-3 zoning supports a range of medical, dental, office, and small-scale retail uses. Vacant and available for immediate occupancy with no association fees - own instead of lease.

OFFERING SUMMARY

PRICE:	\$789,900 (\$552/SF)
SIZE:	1,432 +/- SF
ZONING:	C-3 (Commercial Intermediate)
PROPERTY TAXES:	\$2,985.56 (2025)
PARKING:	10 spaces (incl. ADA)

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VIEW 3D VIRTUAL TOUR →

HIGHLIGHTS

■ Renovated 2026

New roof (2020), full interior renovation

■ C-3 Zoning

Medical, dental, office & small retail uses

■ Built-Out Medical

Four plumbed operatories, lab, compressor room

■ Freestanding

Own parcel · 10 parking spaces incl. ADA



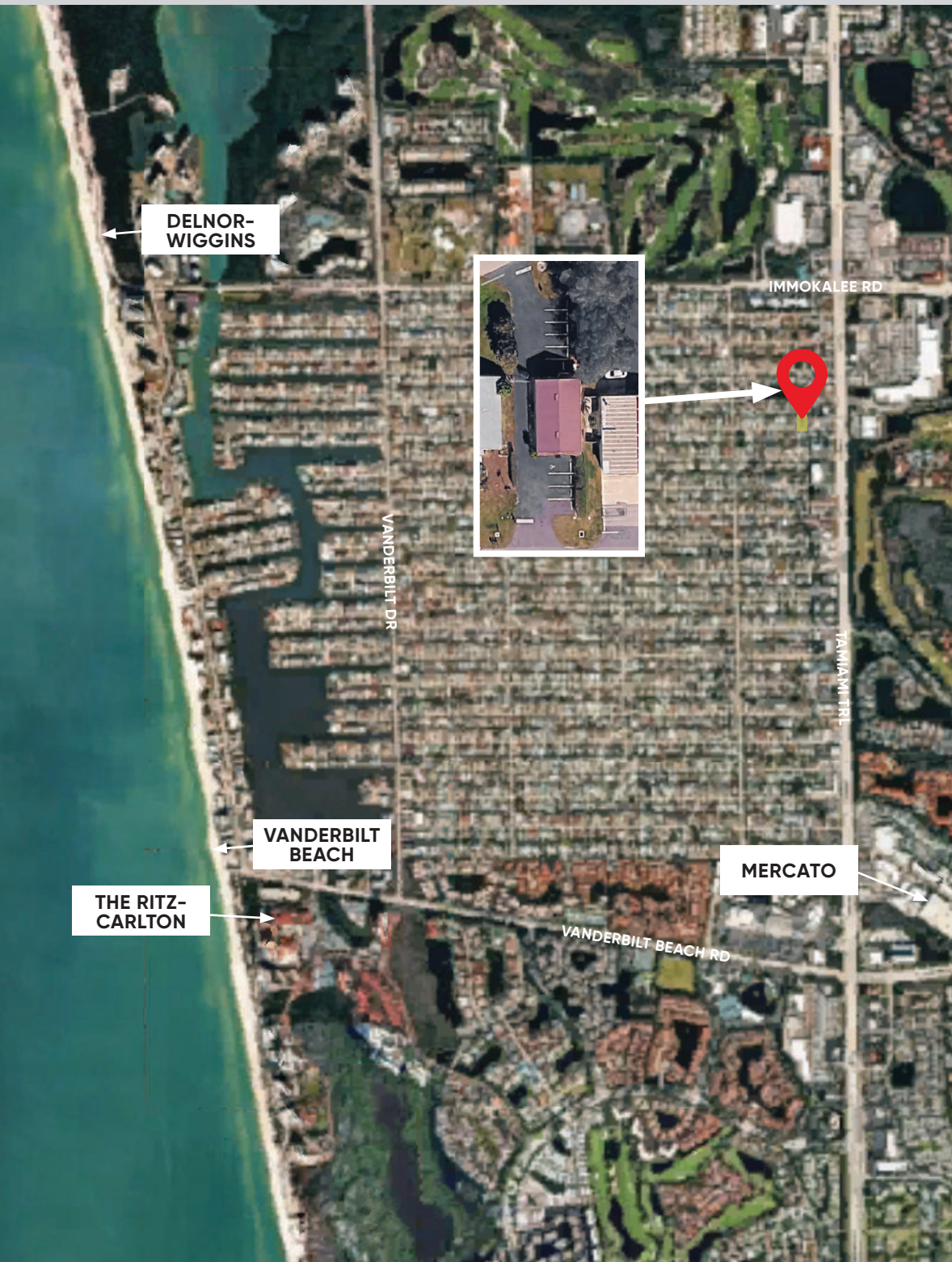


AERIAL VIEWS



NAPLES PARK

871 106TH AVE N, NAPLES, FL 34108



NOTABLE RETAILERS

(MERCATO – 1.5 MILES FROM PROPERTY)
WHOLE FOODS MARKET
NORDSTROM RACK
ULTA BEAUTY
ALAMO DRAFTHOUSE CINEMA
CHIPOTLE
WARBY PARKER
SUR LA TABLE
TOMMY BAHAMA
PANDORA
J.CREW
TEMPUR-PEDIC
ROBERT GRAHAM
SOUTHERN TIDE
LOVESAC

NOTABLE RESTAURANTS

(48 TOTAL - WITHIN 1.5 MILES)
LONGHORN STEAKHOUSE
BICYCLETTE COOKSHOP
VIOLÍ NAPLES
J. ALEXANDER'S
THE 239 NAPLES
CHIPOTLE
WATERMARK GRILLE
COTE D'AZUR
DEEP LAGOON
SALSA BRAVA
MEXICAN GRILL
SUSHI-THAI OF NAPLES
NEW YORK PIZZA & PASTA
TONY'S N.Y. PIZZA
THE HAMPTON SOCIAL
OLD VINES NAPLES
PATIO CAFÉ
FIRST WATCH
ANGELO'S SOUTHERN GRILL
TAP 42 CRAFT KITCHEN & BAR



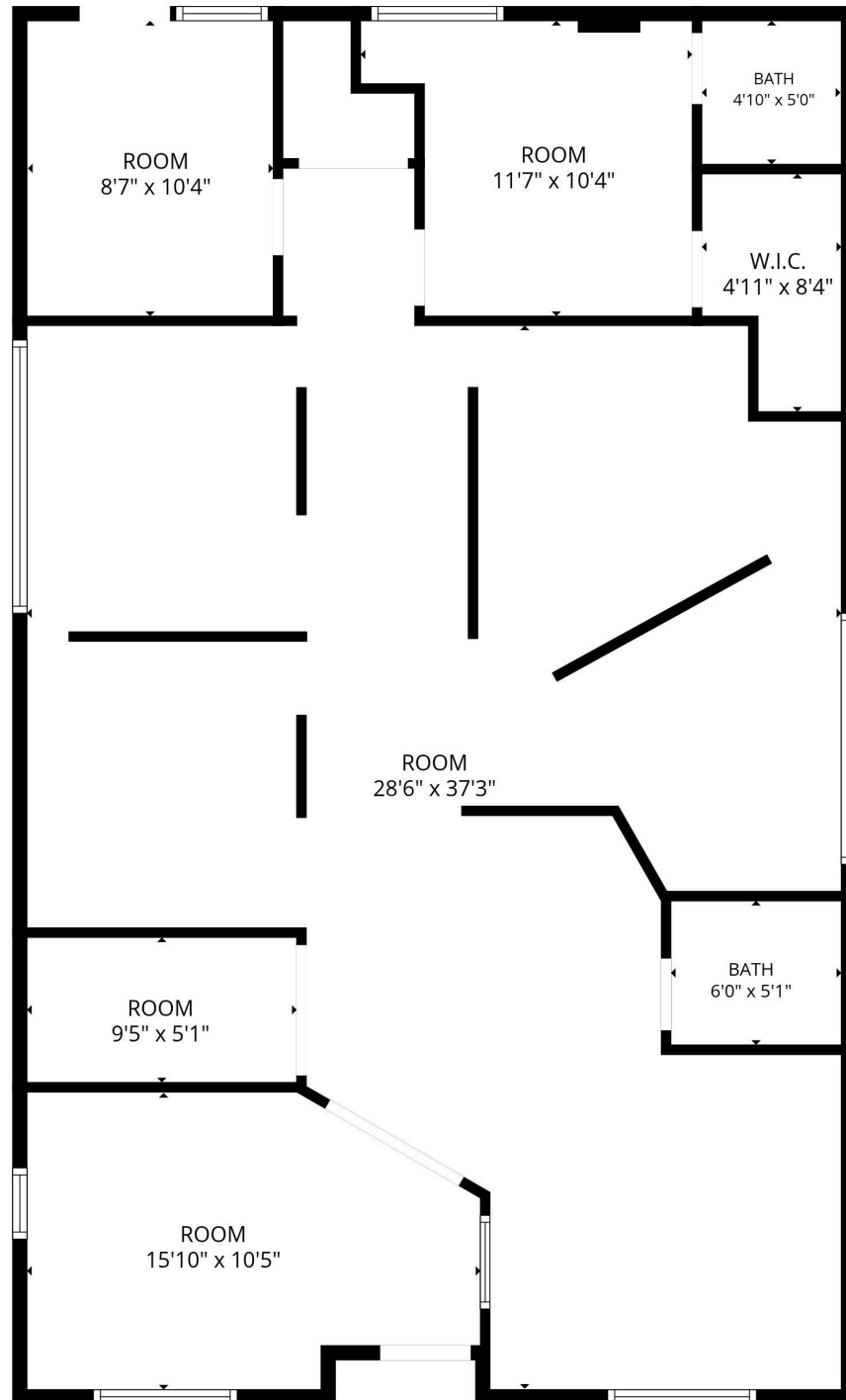
COMMERCIAL

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FLOOR PLAN



Floor plan created by CubiCasa App. Measurements deemed highly reliable but not guaranteed.

TOTAL AREA 1,432 +/- sq. ft.