

3551 Bonita Bay Boulevard FOR SALE



Professional Freestanding Office

OFFERING MEMORANDUM | LISTED BY INVESTMENT PROPERTIES CORPORATION

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Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
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Licensed Real Estate Broker

OFFERING SUMMARY

Freestanding building West of US 41 outside the entrance of Bonita Bay. Several uses allowed. Property may be demised for multitenant opportunity. 10 offices, 2 restrooms, kitchen, reception, and work area. New roof in November 2020!

PRICE: \$1,199,000

BUILDING INFO:

- 3,478 SF
- Can be demised into two units
- Complete remodel in 2022 w/ electric & plumbing
- LVP & commercial carpet
- Glass conference room addition
- High-end commercial furniture included
- Contemporary blinds

CONSTRUCTION: Concrete Block Stucco

YEAR BUILT: 1994

ZONING: Bonita Bay PUD

2025 RE TAXES: \$8,111.97

ASSOCIATION

DUES: \$2,300/qtr.

MERCHANT

ASSOCIATION: \$495

SALES AGENT



Christine McManus CCIM, SIOR
Principal



FOR MORE INFORMATION:

**Christine McManus / christine@ipcnaples.com
239-777-2020**

WWW.IPCNAPLES.COM



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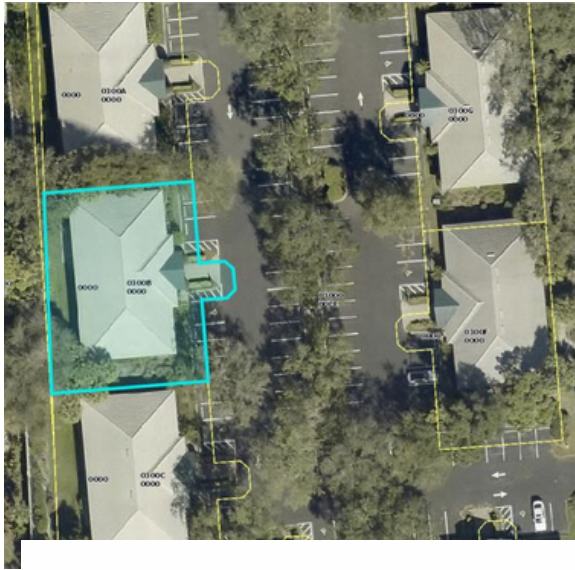
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