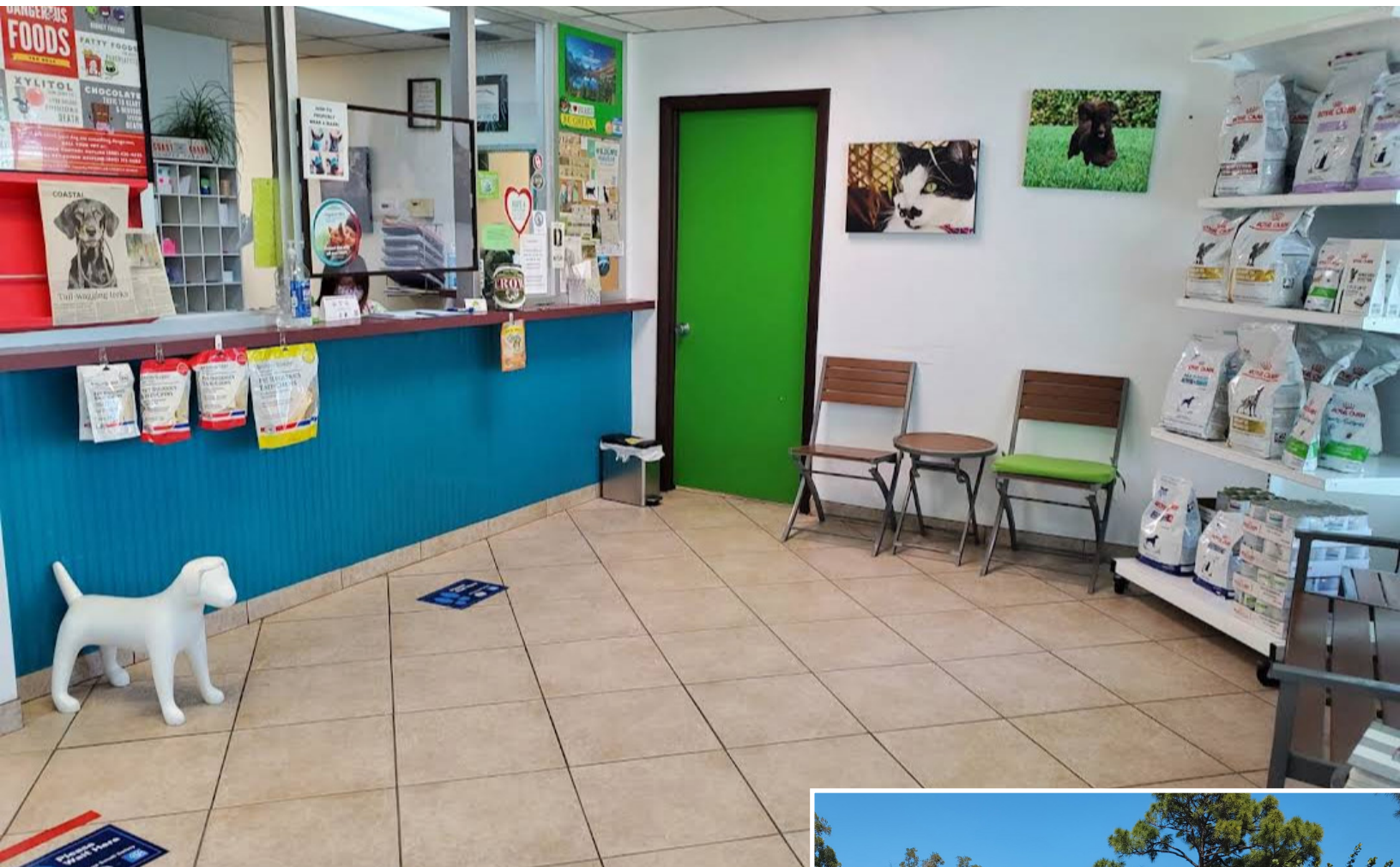


PRIME COMMERCIAL REAL ESTATE OPPORTUNITY

FOR SALE



EXECUTIVE SUMMARY

An exceptional real estate opportunity in a high-demand Fort Myers commercial corridor. Formerly operating as Fort Myers Veterinary Hospital, this offering includes the real property and building structure only (no business operations, goodwill, or medical equipment included). The facility, 2096 ±SF on .689 acres, offers a highly functional layout ideal for medical, specialty healthcare, professional office, retail, or service-based redevelopment.

ASKING PRICE \$500,000



CONTACT

Dan Smith
Broker
239.481.3880
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Six Mile Corporate Park
12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
239.481.3800

1100 5TH Ave S., Suite 404
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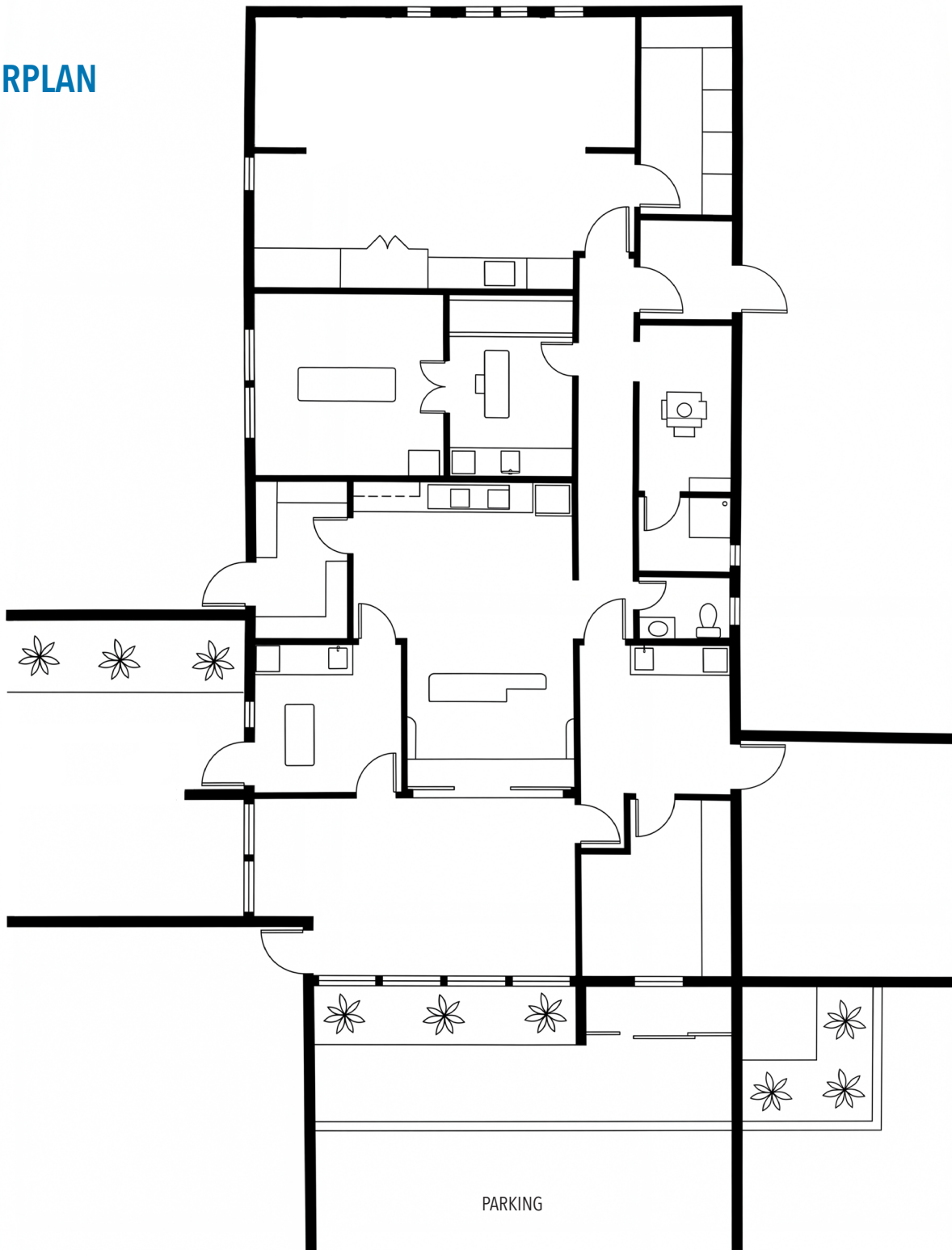
More Details Here



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FLOORPLAN



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PROPERTY & BUILDING SPECIFICATIONS

ASSET TYPE: Standalone Commercial Building & Land

TRANSACTION TYPE: Real Estate Sale Only (Building & Property)

EXISTING LAYOUT: Reception/Waiting Room, Private Exam Offices, Lab/Procedure Areas, Restrooms, Storage, and Staff Break Areas

PARKING: Dedicated On-Site Paved Surface Parking

ACCESS & FRONTAGE: High-Visibility Frontage on N Airport Rd with Direct Ingress/Egress



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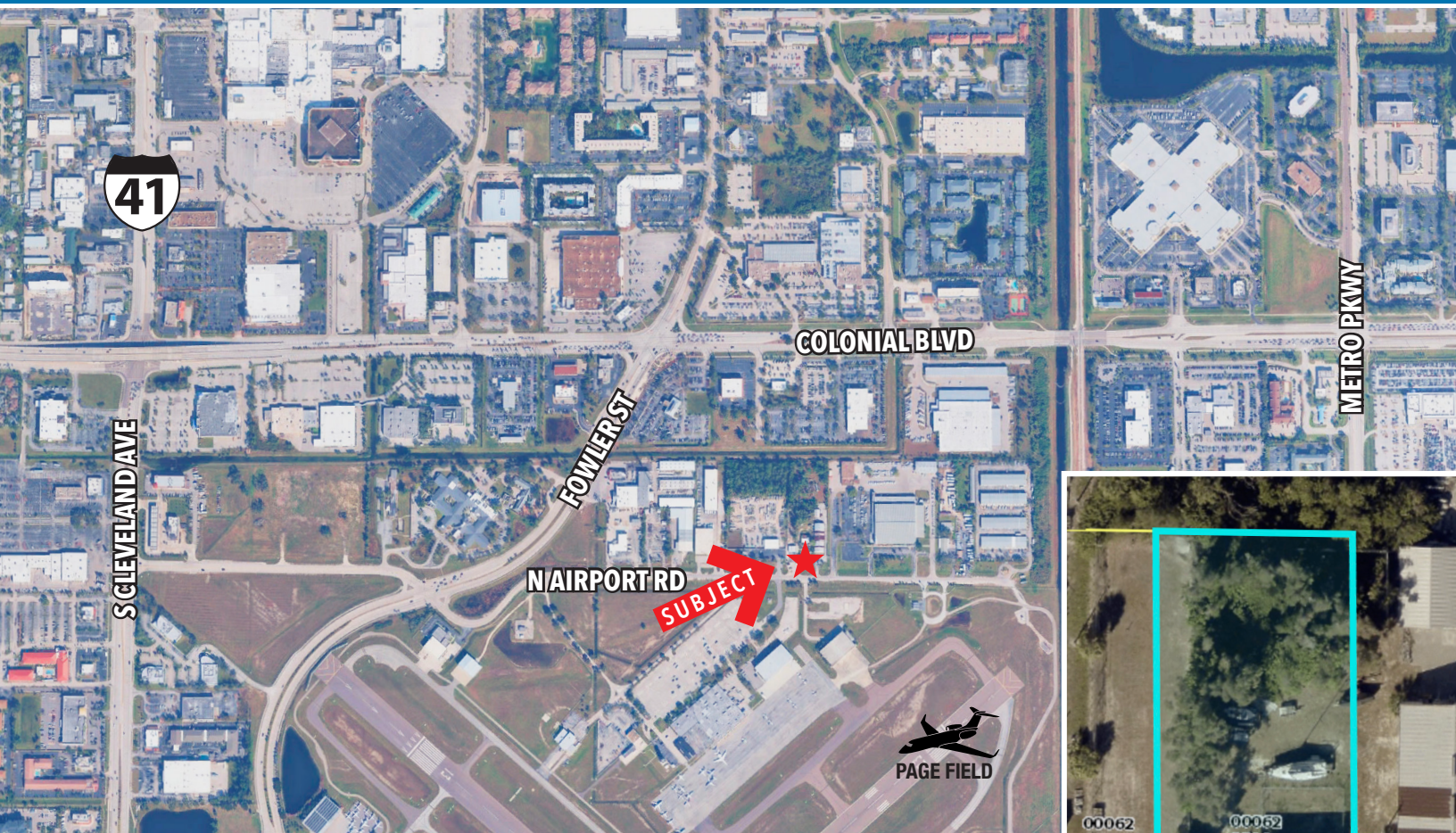
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KEY PROPERTY HIGHLIGHTS

- **Turn-Key Infrastructure for Specialized Uses:** Existing plumbing, partitioned clinical/office rooms, and drainage infrastructure provide a head start for veterinary practices, urgent cares, dental clinics, or medical spas looking for a new home.
- **Flexible Open Architecture:** Non-structural interior partition walls allow for easy repositioning or conversion into open-concept professional offices, boutique retail, or administrative headquarters.
- **High-Visibility Location:** Prominent street-facing position along N Airport Road provides strong daily traffic counts, excellent signage potential, and easy customer access.
- **Pro-Business Growth Corridor:** Situated near major Lee County arterial roads, Page Field Airport, Metro Parkway, and US-41, connecting the site to dense residential neighborhoods and thriving commercial centers.

TARGET BUYER PROFILES

- **Owner-Operators:** Medical practitioners, specialized veterinarians, physical therapists, or professional services firms looking to own rather than lease.
- **Commercial Investors:** Value-add buyers seeking a strategically located asset to renovate and lease at prevailing market rates.
- **Redevelopment Buyers:** Local businesses needing a high-exposure freestanding location in the Central Fort Myers submarket.



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