

# 4575 VIA ROYALE

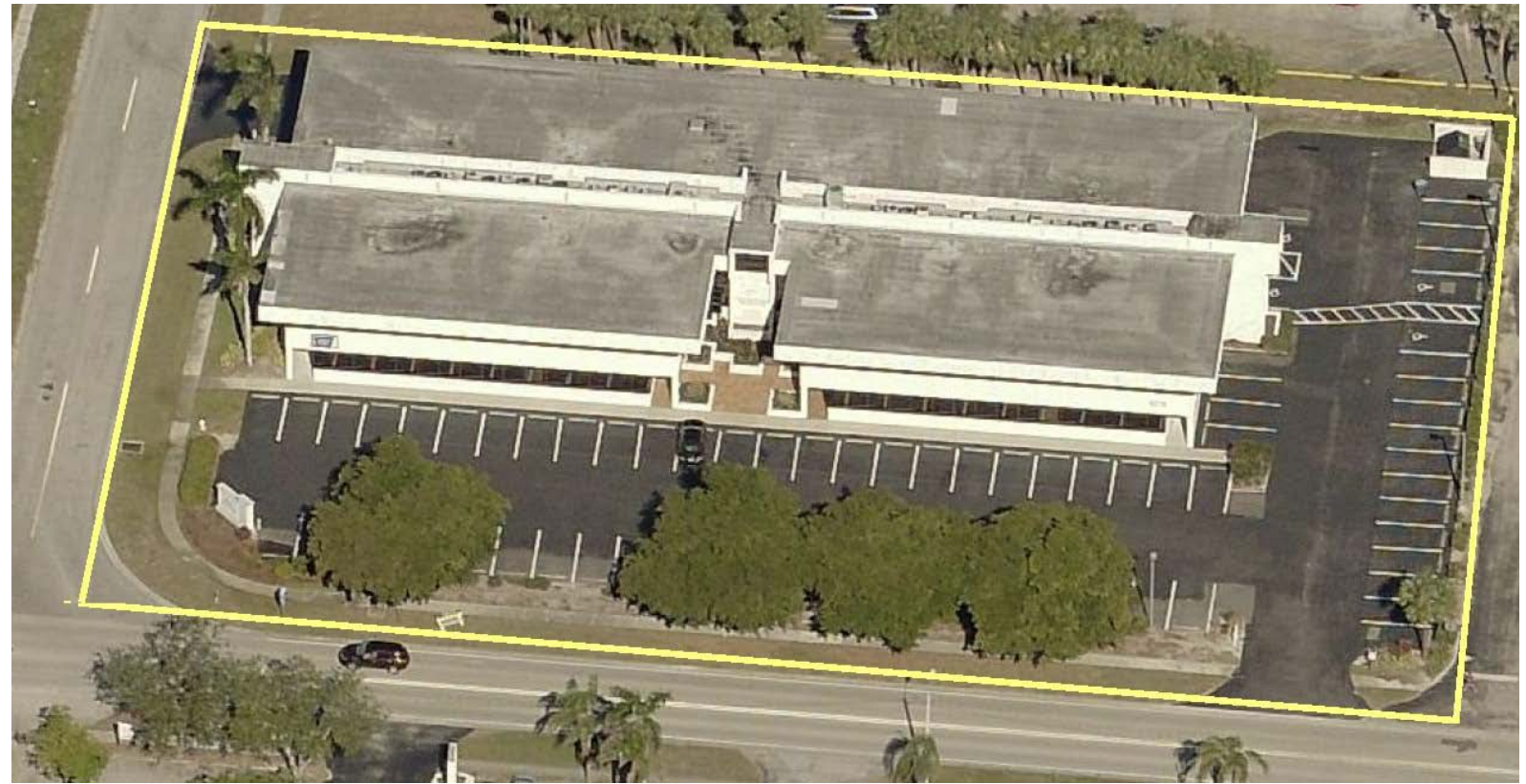
OFFICE INVESTMENT OPPORTUNITY  
FORT MYERS, FL | 30,000 SF

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FOR SALE  
\$2,750,000

ACCEPTING  
OFFERS





**4575 VIA ROYALE** is a two story multi-tenant Class B office building located at 4575 Via Royale, in Fort. Myers FL. This outstanding investment consists of a two story building sitting on 1.31 acres. The property includes two ingress and egress areas into the building (north & west).

The property benefits from a diverse tenant rent roll made up of local, regional and national tenants. Existing long-term tenants add tremendous value to this asset.

The building has recently had interior and exterior renovations, including painting inside and out, new carpet, individual office upgrades, new parking lot coating and restriping, and several mechanical upgrades.

### PROPERTY HIGHLIGHTS

- ◇ Class B 30,000 SF building
- ◇ Significant upgrades from 2013-2018
- ◇ Ample parking of 97 spots (3.2 to 1 ratio)

### LOCATION HIGHLIGHTS

- ◇ Near major thoroughfares for easy access to any place in the city
- ◇ Minutes from 1-75 for Tri-County travel
- ◇ Close to all necessary amenities for the tenants' base
- ◇ Professional onsite management

### INVESTMENT HIGHLIGHTS

- ◇ NOI \$185,000
- ◇ CAP RATE 7.4%
- ◇ Stabilized cash-flowing asset with diversified tenants

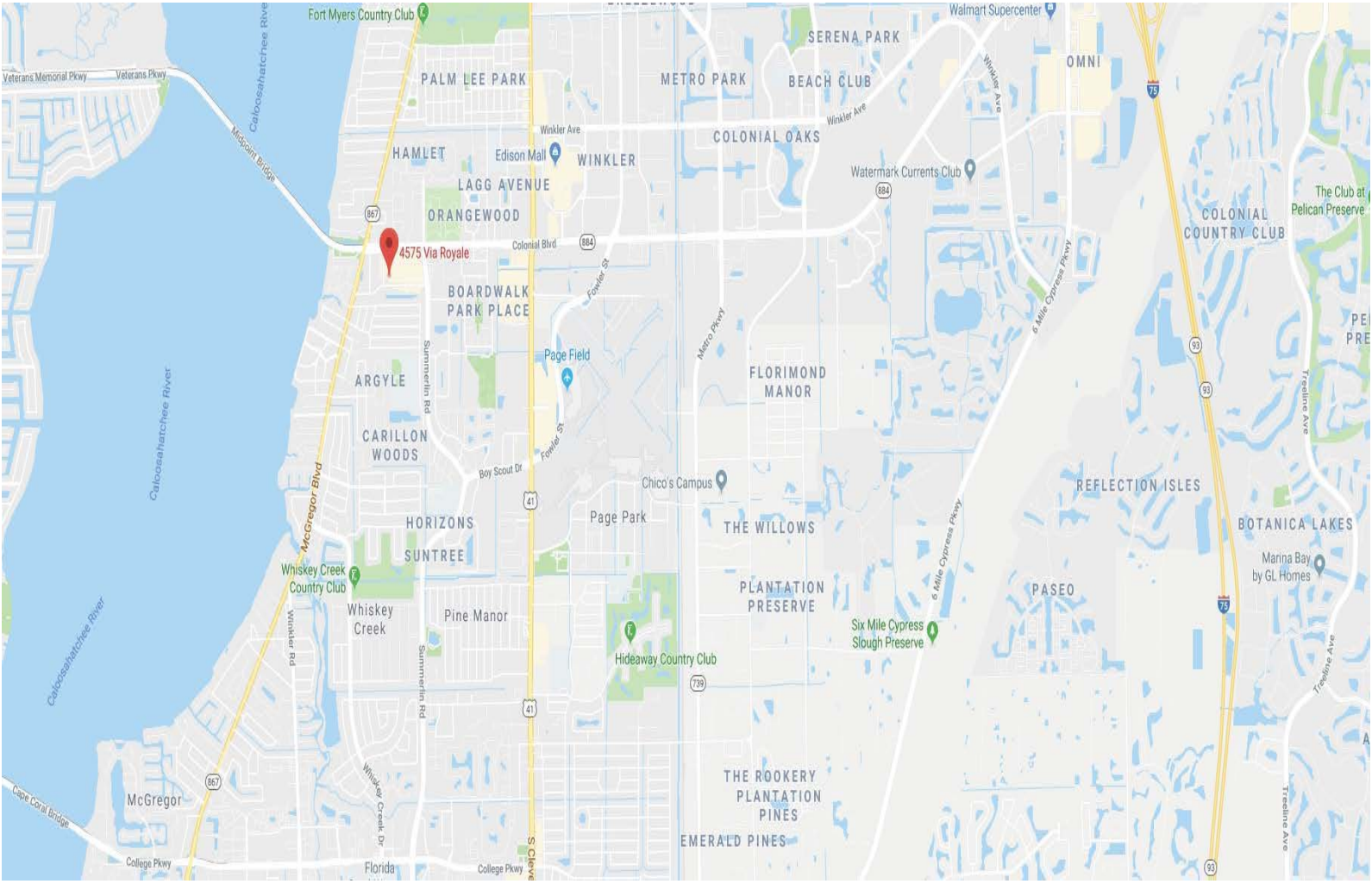
### TRANSACTION DETAILS

- ◇ Asking price: \$2,750,000
- ◇ All Offers Accepted
- ◇ Additional Information via Confidentiality Agreement
- ◇ 2% Co-Broke Offered



**FOR CONTACT AND PROPERTY RELATED QUESTIONS:**

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