

4575 VIA ROYALE

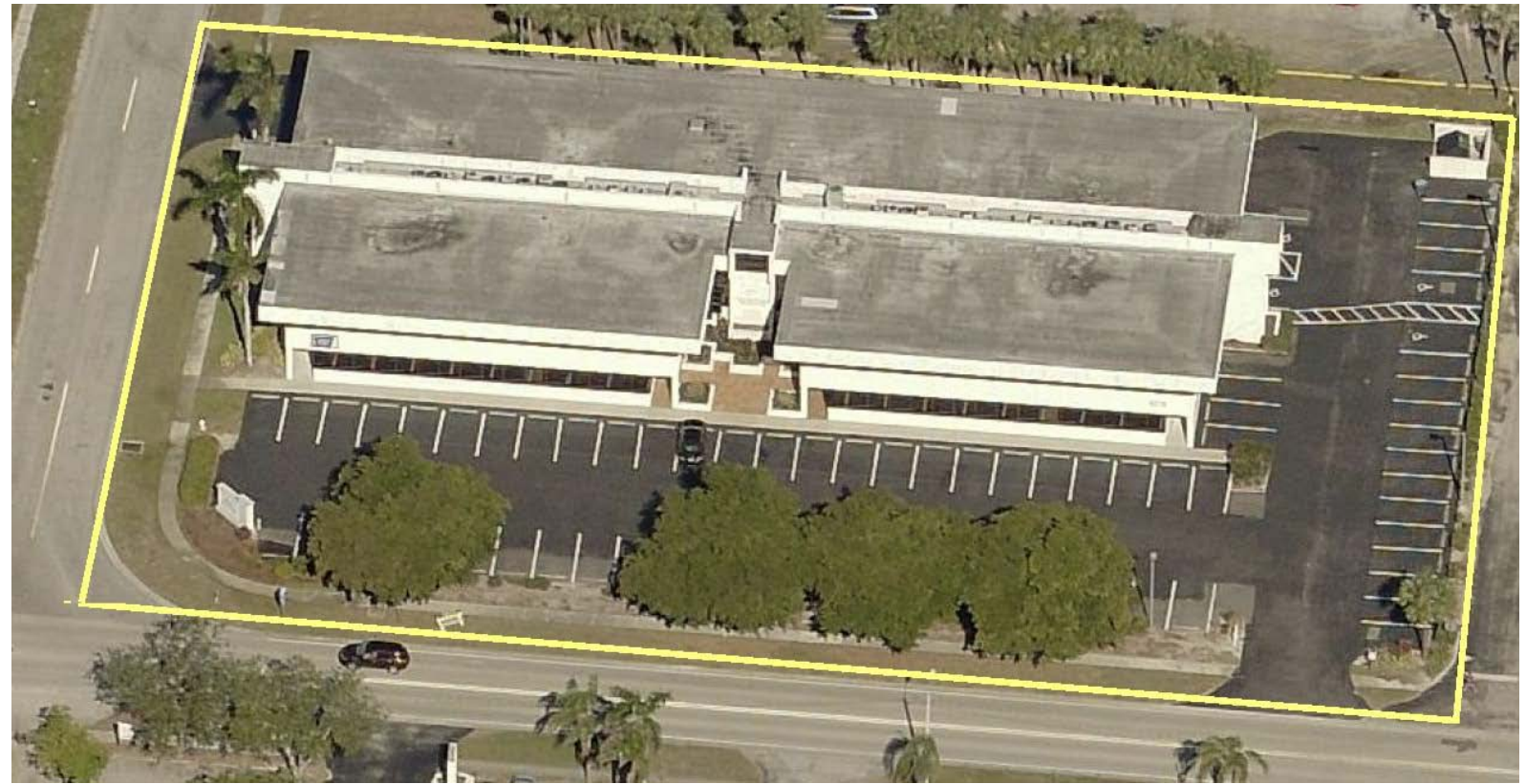
OFFICE INVESTMENT OPPORTUNITY
FORT MYERS, FL | 30,000 SF

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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, Ft. Myers FL. The improvements 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 an diverse tenant rent roll made up of local, regional, and national tenants. Long term tenants are a strong point to the value of this asset.

The building has recently had interior and exterior renovations. Parking lot coated and restriping and painting of the entire building on the exterior. Painting and carpet on the interior of the asset. As well as other upgrades to the interior spaces

PROPERTY HIGHLIGHTS

- ◇ Class B 30,000 SF Building
- ◇ Comprehensive Renovations from 2013-2018
- ◇ Ample parking 97 spots (3.2 to 1 Ratio)

LOCATION HIGHLIGHTS

- ◇ Near major thorough fares 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 On-site Management

INVESTMENT HIGHLIGHTS

- ◇ NOI \$157,000
- ◇ CAP RATE 6%
- ◇ Stabilized cash-flowing asset with diversified Tenants

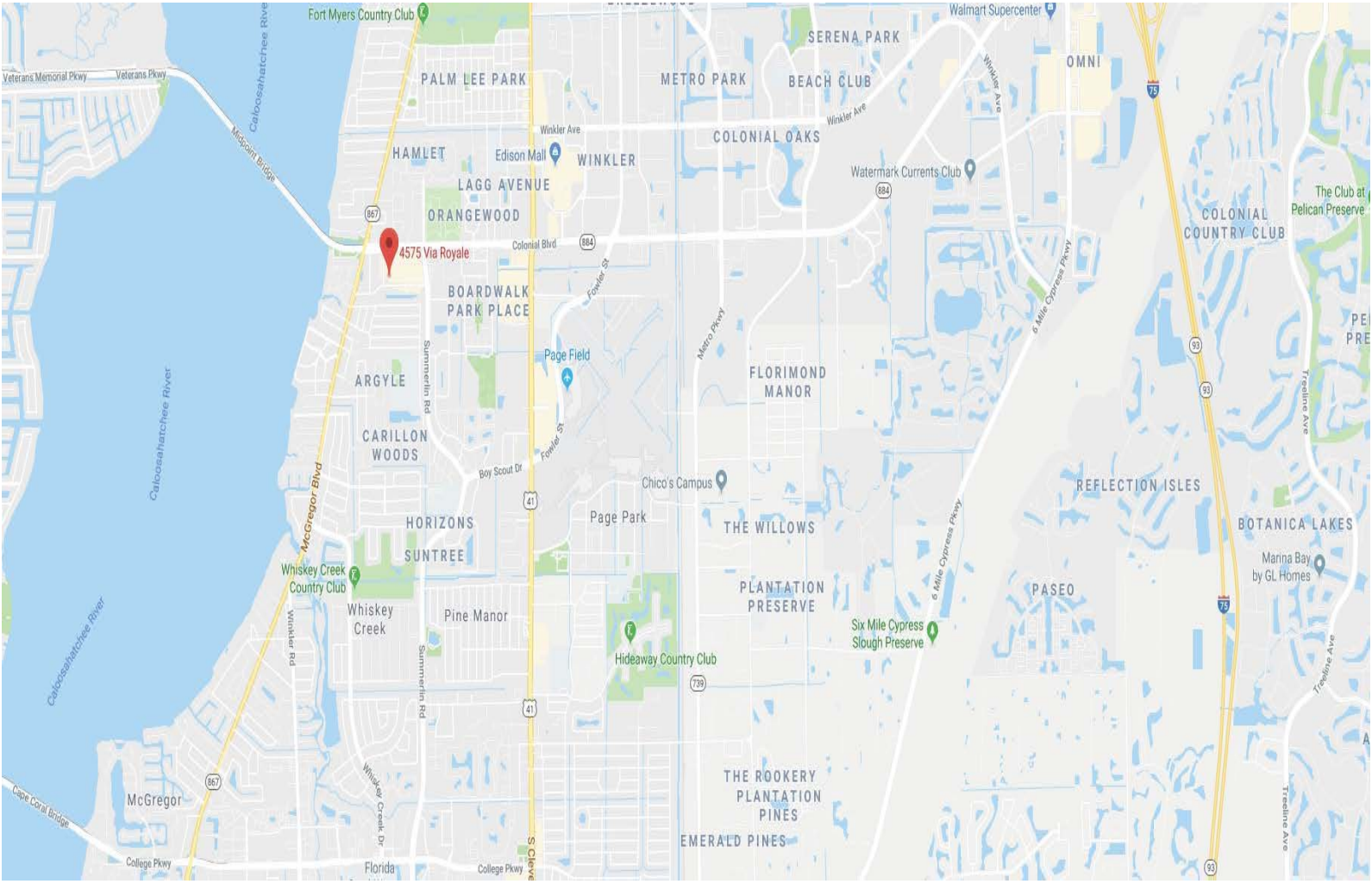
TRANSACTION DETAILS

- ◇ Asking price: \$2,750,000
- ◇ All Offers Accepted
- ◇ Additional Info by Confidentiality Agreement
- ◇ Co-Broke Offer 2%



FOR CONTACT AND PROPERTY RELATED QUESTIONS:

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