



Investment  
Properties  
Corporation

**F O R S A L E**

**SEEKING OWNER-USER/DEVELOPER**

# MEDICAL OFFICE BUILDING

## 775 1st Ave N, Naples, FL 34102

 Downtown Naples | SW corner of NCH Baker Campus



Medical office building strategically located in the heart of Downtown Naples. Only one block away from NCH Baker Campus, and less than one mile from 5th Avenue South.

**Perfect for investor, developer, or owner-user.**

[Click Here For - Naples Medical District Permitted Uses](#)

### CONTACT (239) 261-3400

Rob Carroll, ext. 111, [rob@ipcnaples.com](mailto:rob@ipcnaples.com)

Patrick Fraley, ext. 118, [patrick@ipcnaples.com](mailto:patrick@ipcnaples.com)

Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 [www.ipcnaples.com](http://www.ipcnaples.com)

*Licensed Real Estate Broker*

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## OFFERING SUMMARY

PRICE:	\$3,795,000
R.E. TAXES (2023):	\$20,973.00
BUILDING SIZE:	4,600 SF
LOT SIZE:	20,974 SF
ZONING:	Medical
(General/Medical Offices, Nursing Home, Parking Lot)	





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**Fifth Avenue S**

**Bayfront Shops**

## DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



5,040

Population



33,318

Population



83,423

Population



4,360

Households



25,244

Households



60,267

Households



\$153,472

Average Household Income



\$140,293

Average Household Income



\$135,419

Average Household Income

*click here!*



**Google  
Maps**

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