

7320 Sanibel Blvd

7320 Sanibel Blvd, Fort Myers, FL 33967



Dominick Procopio

Re/Max First

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7320 Sanibel Blvd

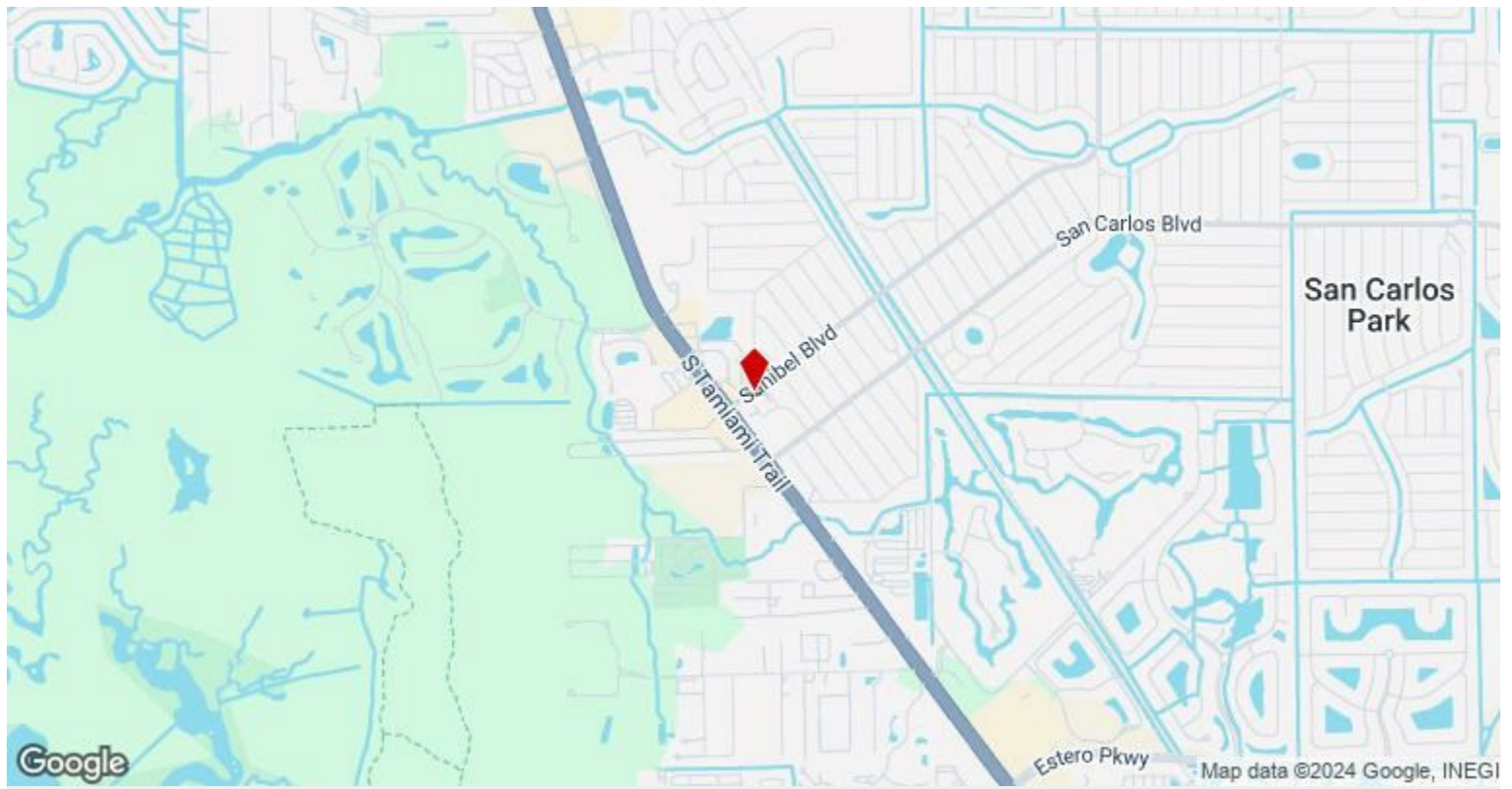
\$659,000

ATTENTION BUSINESS OWNERS: OFFICE/MEDICAL
 -This is a 2 unit (1300 sq ft & 500 sq ft) (2 Bath) completely remodeled free-standing block building done in 2023 on the corner of Sanibel Blvd. and US 41 in South Fort Myers/Estero Border with attractive signage on Sanibel Blvd. 18 parking spaces and storage area behind the building. Professional office building includes reception area, 3 offices, large workspace areas, kitchenette area in rear of building. Extremely favorable daily traffic count of 50,000 plus cars on US 41 and 9500 plus cars on Sanibel...

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- New flooring, doors, electrical panel, windows, lighting, baseboards & trim, bathroom fixtures with shower and exterior upgrades with new signage & sp
- Proximity to Estero , Bonita Springs and Naples FL is a huge value add for this property.



Price:	\$659,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.22 AC
Rentable Building Area:	1,800 SF
Rentable Building Area:	1,800 SF
Sale Conditions:	Build to Suit
No. Stories:	1
Year Built:	1980
Tenancy:	Multiple
Parking Ratio:	10/1,000 SF
Zoning Description:	CS
APN / Parcel ID:	20-46-25-04-00010.0070



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Property Photos



7320 sanibel 20



7320 sanibel 14

Property Photos



7320 sanibel 6



7320 sanibel 23

Property Photos



7320 sanibel 21



7320 sanibel 22

Property Photos

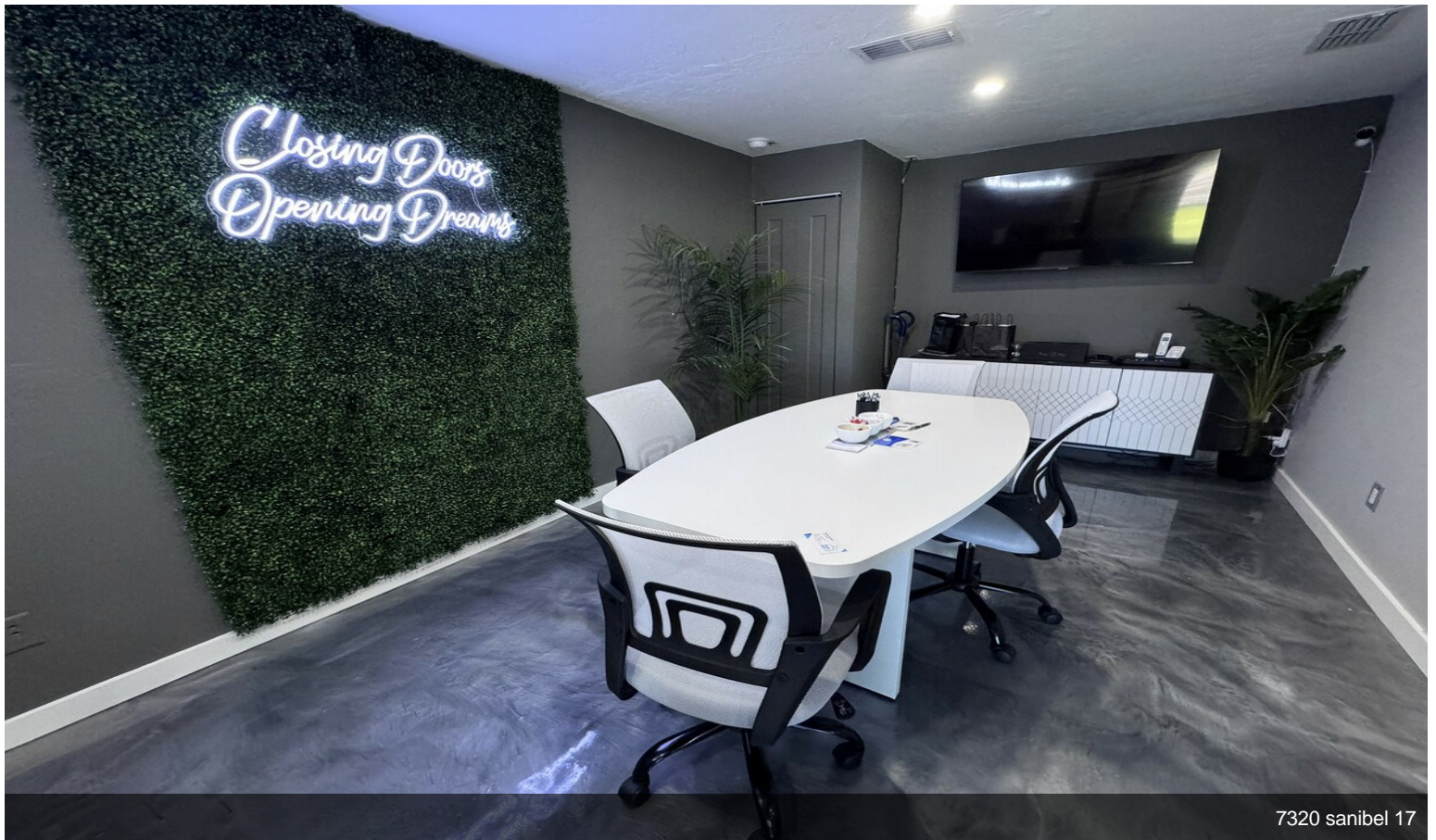
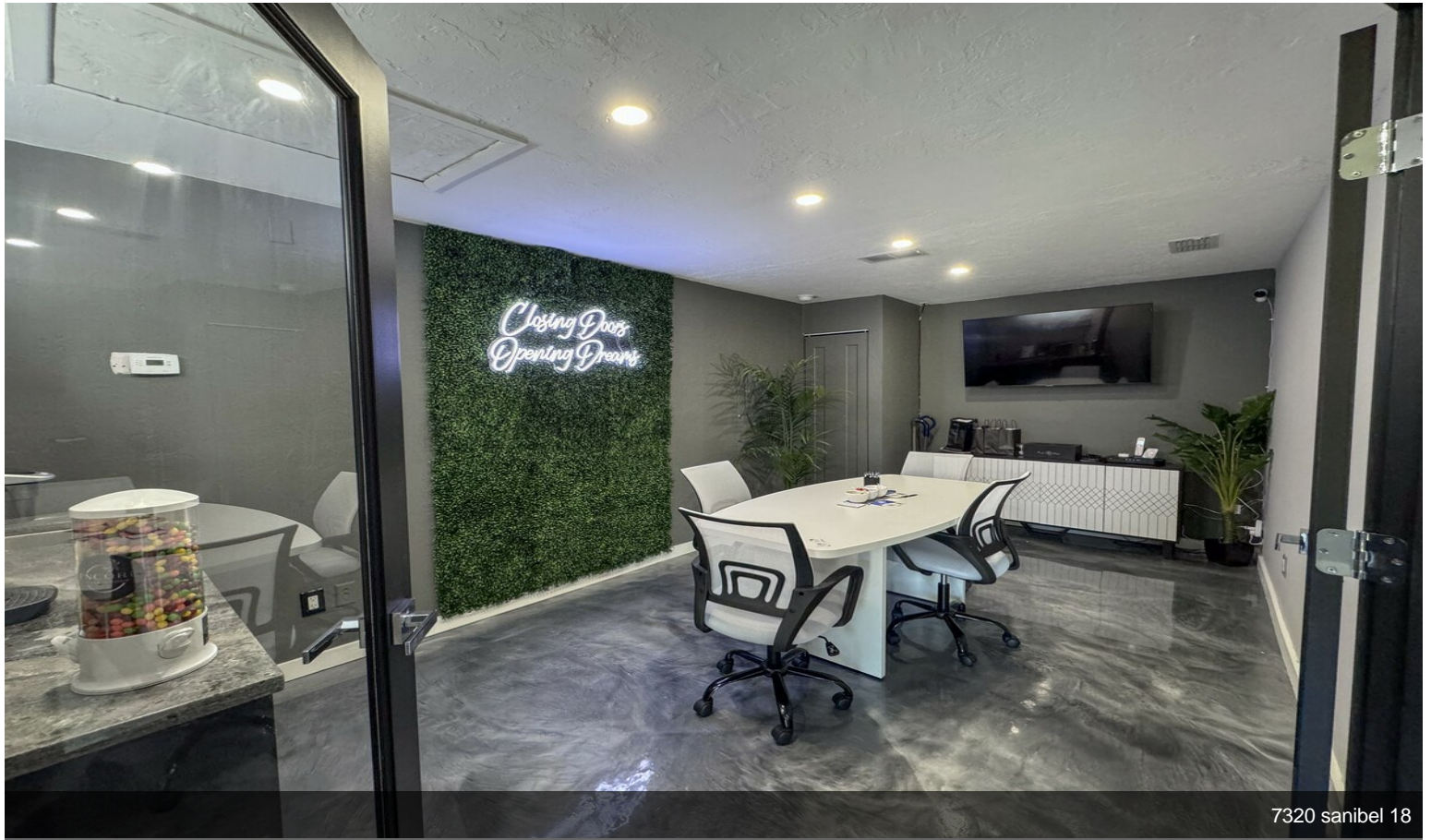


7320 sanibel 3



7320 sanibel 4

Property Photos



Property Photos



7320 sanibel 16



7320 sanibel 19

Property Photos



Property Photos

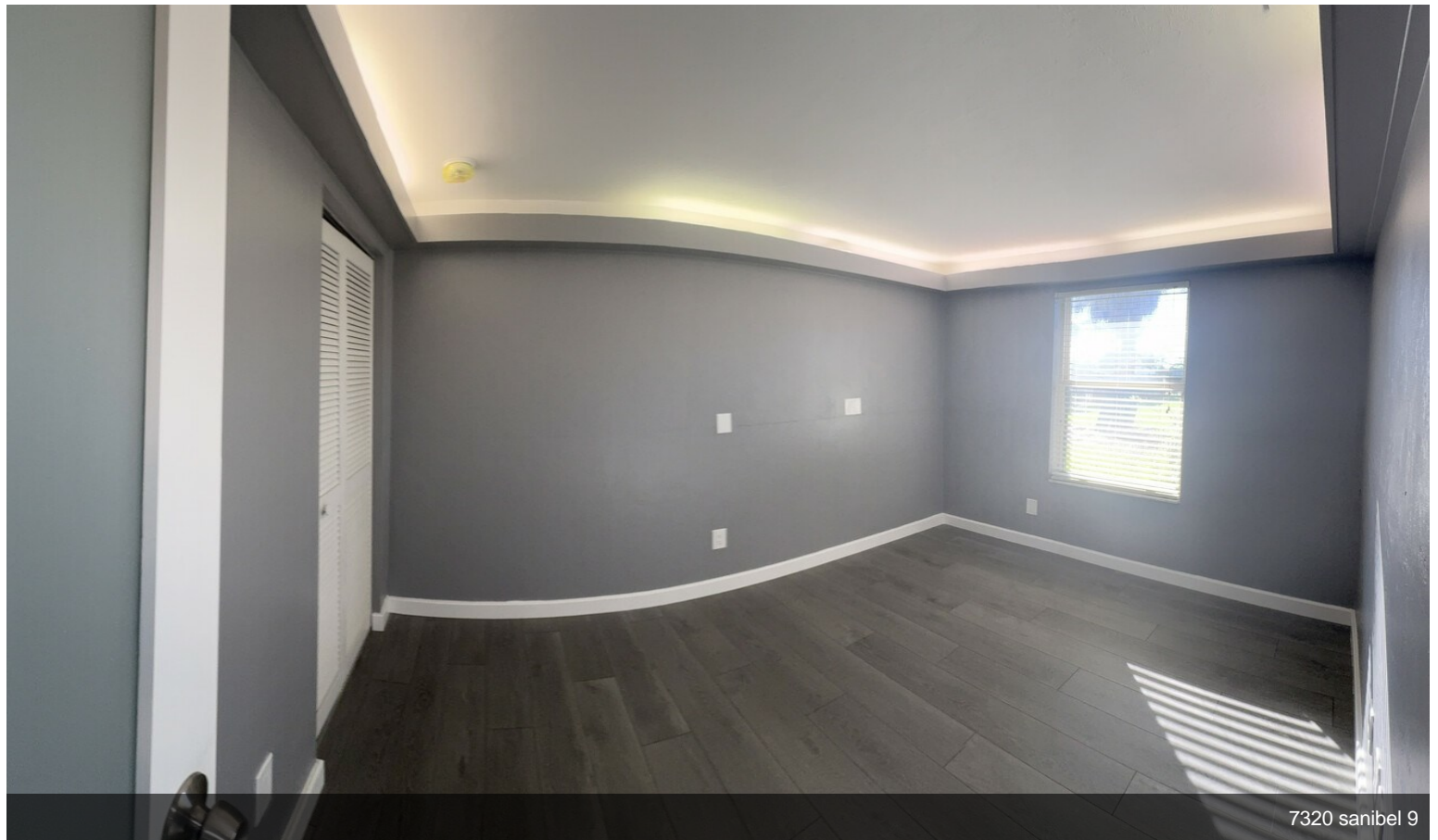


7320 sanibel 12



7320 sanibel 11

Property Photos



Property Photos



7320 sanibel 8



7320 sanibel 7