



**SALE**

# Small Industrial Condo Available Feb 1, 2027

**17251 ALICO CENTER ROAD, #3**

Fort Myers, FL 33967

**PRESENTED BY:**

**TIFFANY LUONGO**

O: 239.707.1700

TiffanyL@SVN.com

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$625,000
<b>NUMBER OF UNITS:</b>	1
<b>LOT SIZE:</b>	1.82 Acres
<b>BUILDING SIZE:</b>	2,373 SF
<b>BUILT:</b>	1994
<b>OWNERSHIP TYPE:</b>	CONDO

### PROPERTY DESCRIPTION

Nicely kept warehouse with office. This unit offers a shared fenced outside storage area plus parking in front. The current lease information is as follows:

- Gross Income: \$43,995.00
- Net Income (NOI): \$37,995.00
- Lease Term: 3/1/2027 - 2/29/2028 (final extension already executed)

### PROPERTY HIGHLIGHTS

- Pre-Engineered Steel Building
- Grade Level roll-up door.
- Fenced yard space.
- Ample Parking
- NOT in a Flood Zone
- Built-out Office Space plus Warehouse

#### TIFFANY LUONGO

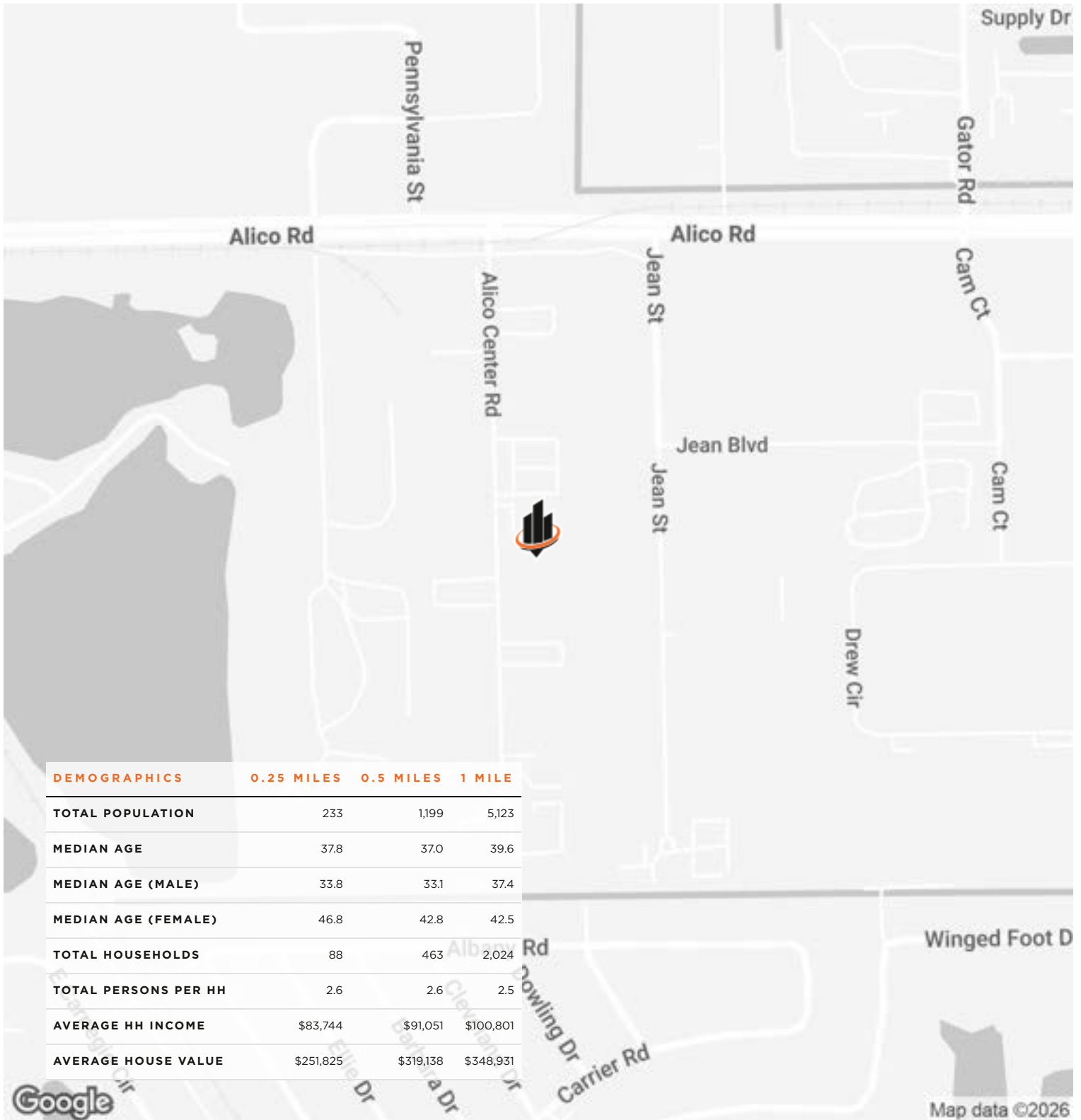
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## ADDITIONAL PHOTOS



**TIFFANY LUONGO**  
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# LOCATION MAP



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