



**CRE**  
CONSULTANTS

Commercial Real Estate Consultants, LLC

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# MEDICAL/OFFICE CONDO MOORINGS PROFESSIONAL BUILDING

## FOR SALE

2335 9TH ST N. UNIT 404 NAPLES, FL 34103



**PRICE:** \$260,000.00

**SIZE:** 1,130 SF

**LOCATION:** 9th Street N (US 41), just north of Golden Gate Parkway

**YEAR BUILT:** 1984

**CONDO FEES:** \$1,775.65/Quarter (2025)

**TAXES:** \$2,353/Yr (2025 Estimated)

**PARCEL ID:** 13181120003

### CONTACT

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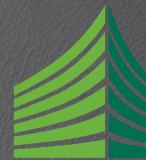
Office and Medical Condo, move in ready. Newly painted exterior and interior. Great location for a small medical or professional business. Easy access and located on US 41 (Tamiami Trail North) this property is within minutes of 5th Avenue, NCH and several restaurants and retail options.

The HOA Fees pay for exterior maintenance, trash, and recycling.

12140 Carissa Commerce Ct, Suite 102  
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 404  
Naples, FL 34102

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



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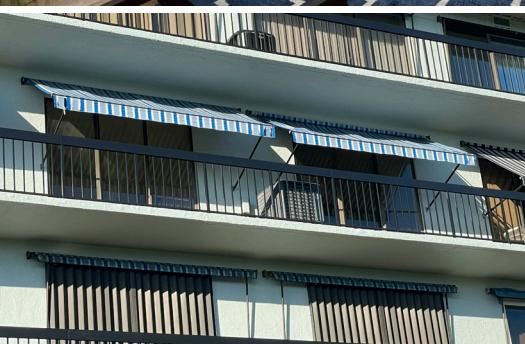
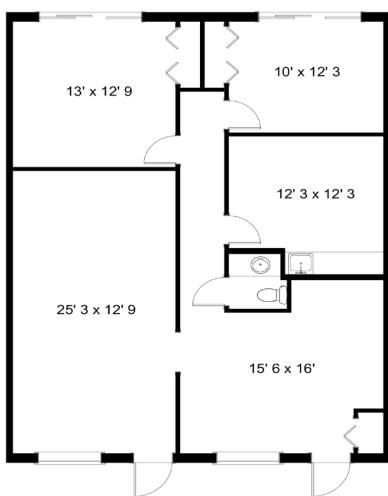
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## HIGHLIGHTS

### ■ NEW PAINT

Interior/Exterior 10-2025

### ■ HVAC

5 Years old

### ■ NEW ROOF

Replaced in 2018

### ■ HOA INCLUDES

Water, trash, & recycling

### ■ ONE DEEDED PARKING SPACE

With open parking

### ■ LARGE SLIDERS

Provides natural light

### ■ PRIVATE

Bathroom and Kitchen

### ■ FURNITURE

Negotiable

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