



COMMERCIAL

For More Information Contact:

Lisa Farrell-Sands
Broker & Commercial Advisor
(239) 470-5582
LSands@viprealty.com
vipcommercial.com



**2,694± SF PROFESSIONAL OFFICE BUILDING | BANYAN CREEK DRIVE
OFF OLD McGREGOR BLVD. | NEAR FORT MYERS BEACH & SANIBEL**



PROPERTY DESCRIPTION

- **Location:** 12855 Banyan Creek Drive, Fort Myers, FL 33908
- **S.T.R.A.P. #'s:** 01-46-23-29-00004.0109 & 01-46-23-29-00004.0110
- **Year Built:** 2003
- **Total Building Size:** 2,694 ± SF (Each Condo is 1,347± SF)
- **Property Tax:** \$2,951.48 (2025)
- **Association Fees:** \$1,800 (Quarterly)
- **Zoning:** CPD (Commercial Planned Development) Lee County
- **Parking:** 68 Shared + 4 Handicap Spaces
- **Signage:** Pylon
- **Utilities:** Electric / Water & Sewer

Comments: Banyan Creek Business Center is a multi-tenant office park situated off Old McGregor Blvd. Currently, Building 12855 is available for purchase. The building is configured as one office, but has the potential to be divided into two separate units. The existing layout includes a reception area, six private offices including four with windows, two large open work areas, a breakroom and four private restrooms. The property is ideally located for many professional office use and is within minutes to Sanibel Island or Fort Myers Beach with easy access off Old McGregor Blvd.

SALE PRICE: \$593,000

**VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
Phone 239.489.3303**

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