

FAIRWAY BUILDING

OFFICE/POSSIBLE MEDICAL



FOR SALE OR LEASE

1000 9TH STREET N, SUITE 201 & 202, NAPLES, FL 34102



- PRICE:** \$434,400 @ \$181.00 PSF
- LEASE RATE:** \$15.00 PSF NNN + \$7.50 PSF CAM
- SIZE:** 2,400± SF (Can be divided into two 1,200± SF units)
- LOCATION:** Located in Olde Naples on the corner of US 41 and 10th Avenue N
- YEAR BUILT:** 1982 (Recently renovated interior to code)
- PARKING:** 2 reserved covered spaces
- ZONING:** HC - Highway Commercial (City of Naples)
- RE TAXES:** \$4,178.76 (2019)
- PARCEL ID:** 07630040006 & 07630080008

ONLY UNIT AVAILABLE

Beautiful new paint! Beautiful golf course sunset view! Owner says sell! Call today! Building is currently undergoing \$100,000± in capital improvements, including new roof and paint. Safe and secure building with new LED lighting outside and excellent parking, including 2 covered spaces. This move-in ready unit features an open floor plan with two restrooms and kitchen area. Medical office use subject to association approval. Centrally located in Olde Naples, across from Naples Beach Hotel & Golf Club. Join the other professionals in this area that enjoy the benefits of working in the Olde Naples market in close proximity to the NCH Hospital and other synergistic opportunities.

CONTACT

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09/24/20

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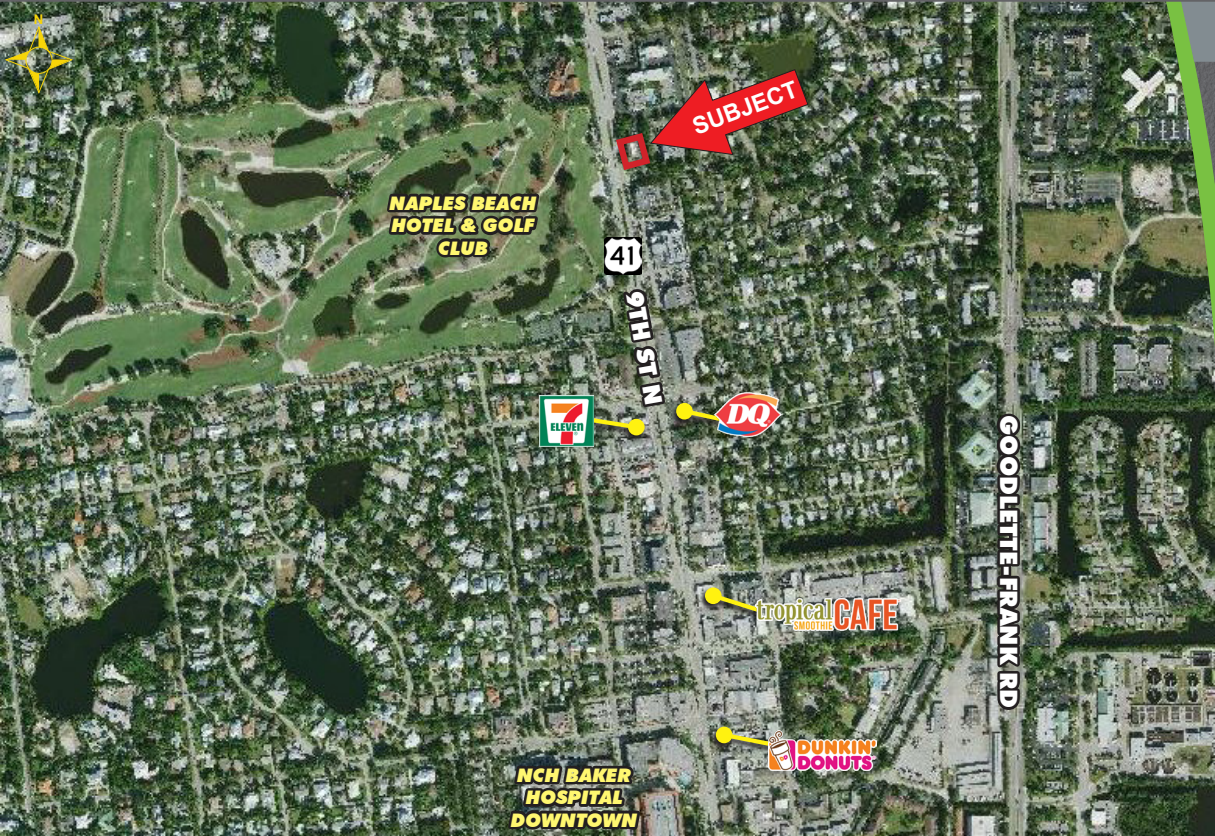
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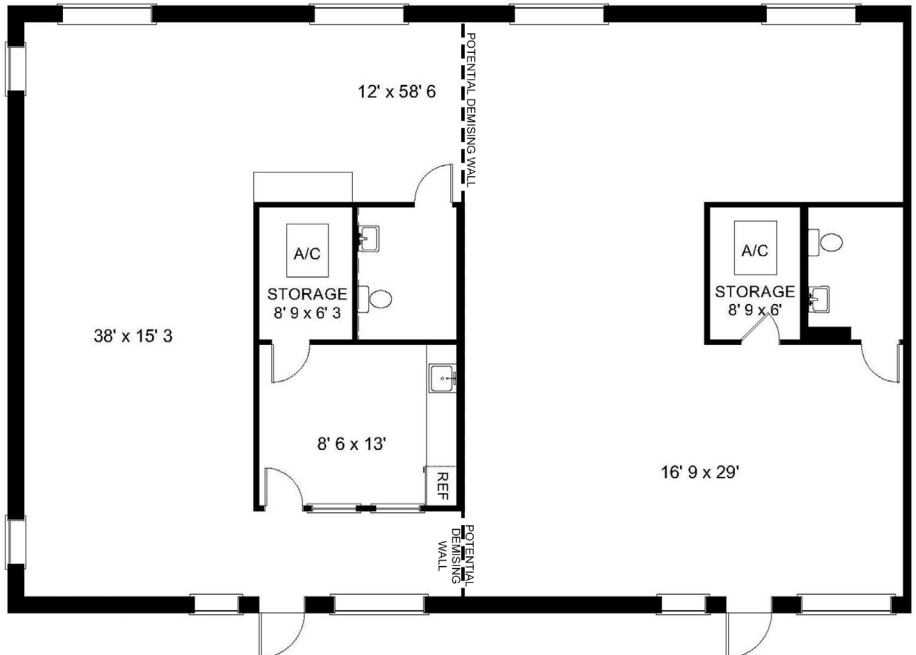
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HIGHLIGHTS

- Close to NCH & other synergistic opportunities
- Excellent parking
- New roof and building has been repainted
- Open layout with excellent western views
- Completely renovated to code including ADA restrooms
- Currently the two original units have been combined
- Install a simple fire wall (demising wall) and occupy one unit and rent the other

SUITE 201 & 202 | 2,400± SF



2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,494	38,743	94,221
EST. HOUSEHOLDS	2,728	19,152	44,998
EST. MEDIAN HOUSEHOLD INCOME	\$80,069	\$73,289	\$70,000
TRAFFIC COUNTS (2019)	33,000 AADT		

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SUNSET VIEWS!



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