

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

CONTACT

DAVE WALLACE, CCIM, SIOR
Senior Vice President

239.659.1447 x218

dave.wallace@creconsultants.com

DAVID WALLACE
Associate

239.659.1447 x223

david.wallace@creconsultants.com

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.

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

1100 Fifth Ave. S, Suite 100
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.

09/24/20

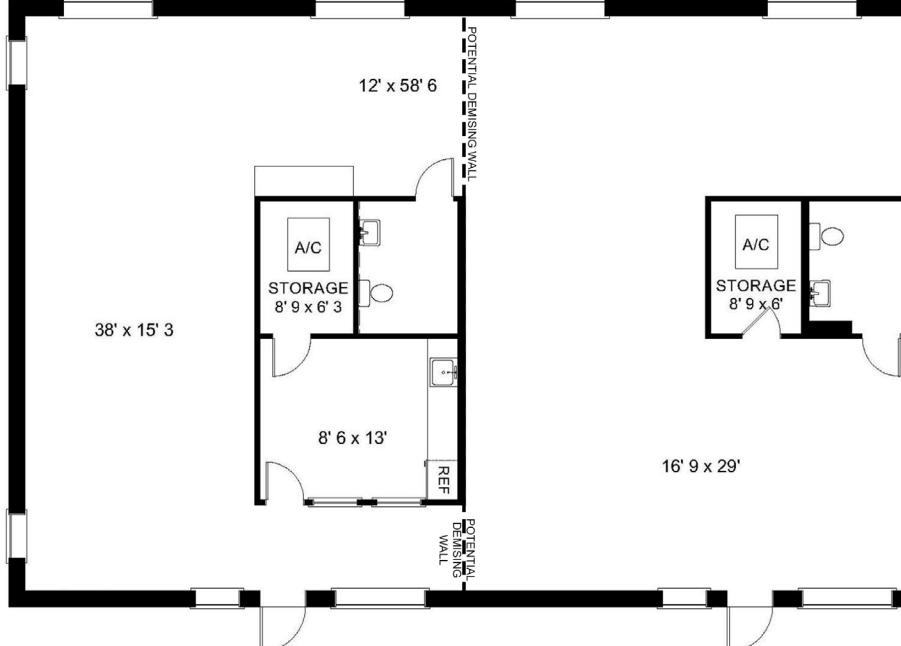
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SUITE 201 & 202 | 2,400± SF



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		

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

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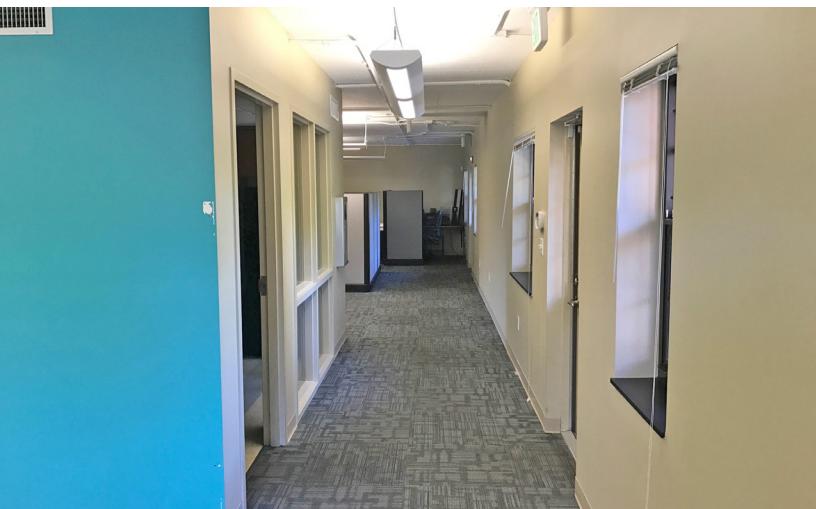
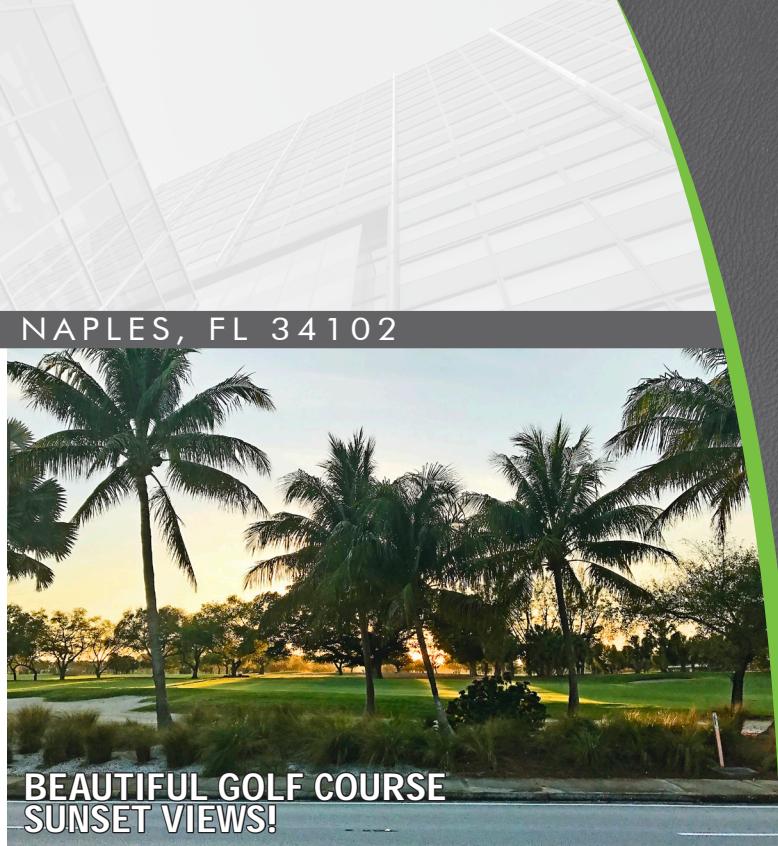
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