



Investment
Properties
Corporation

FOR SALE - OFFICE/SHOWROOM
📍 28200 OLD 41 RD #209 & #210 | BONITA SPRINGS, FL 34135

BONITA BUSINESS PARK



OLD 41 EXPOSURE IN BONITA SPRINGS!
17,000 +/- VEHICLES PER DAY

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

Christine McManus, CCIM, SIOR | 239-777-2020 | christine@ipcnaples.com

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



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OFFERING SUMMARY

PRICE: **\$1,199,000**

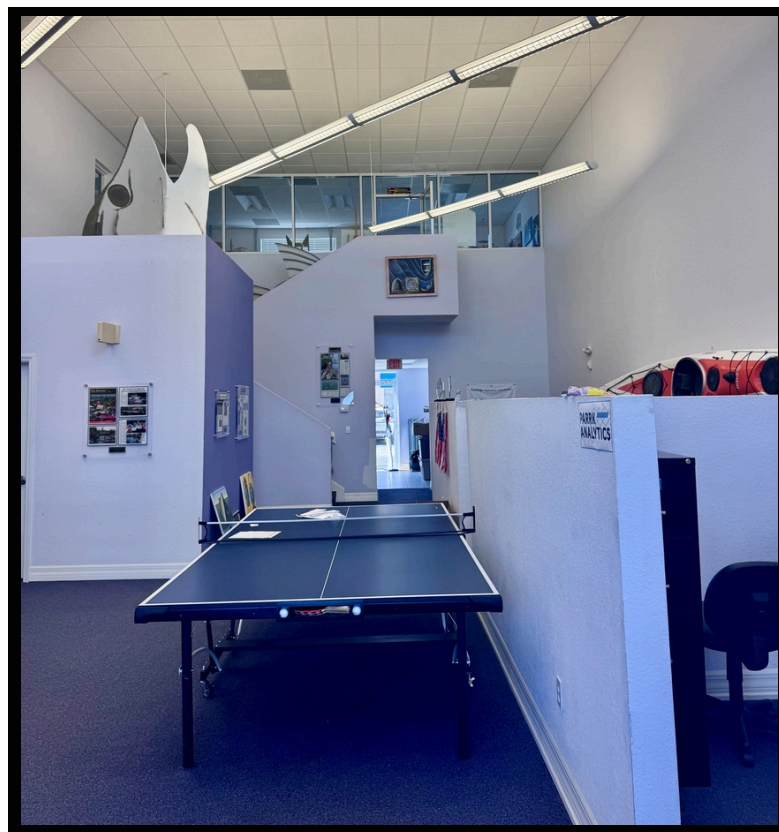
SIZE: **4,879 total SF**

**Office space/private offices, workstation, his/her
bathrooms, and kitchenette**

YEAR BUILT: **2001**

ASSOC. FEES: **\$1,077.90 per unit
(Quarterly)**

RE TAXES: **\$3,184** **\$3,206**
2024 **#209** **#210**



TWO-STORY OFFICE SPACE W/ SHOWROOM

Exceptional visibility and high traffic counts make this two-story office/showroom a standout opportunity near Downtown Bonita Springs. The space features private offices, open workstations, a kitchenette, and his-and-her restrooms. Bonus room upstairs offers added flexibility for meetings, storage, or creative space.

Ideal for businesses seeking exposure and convenience in a rapidly growing area.

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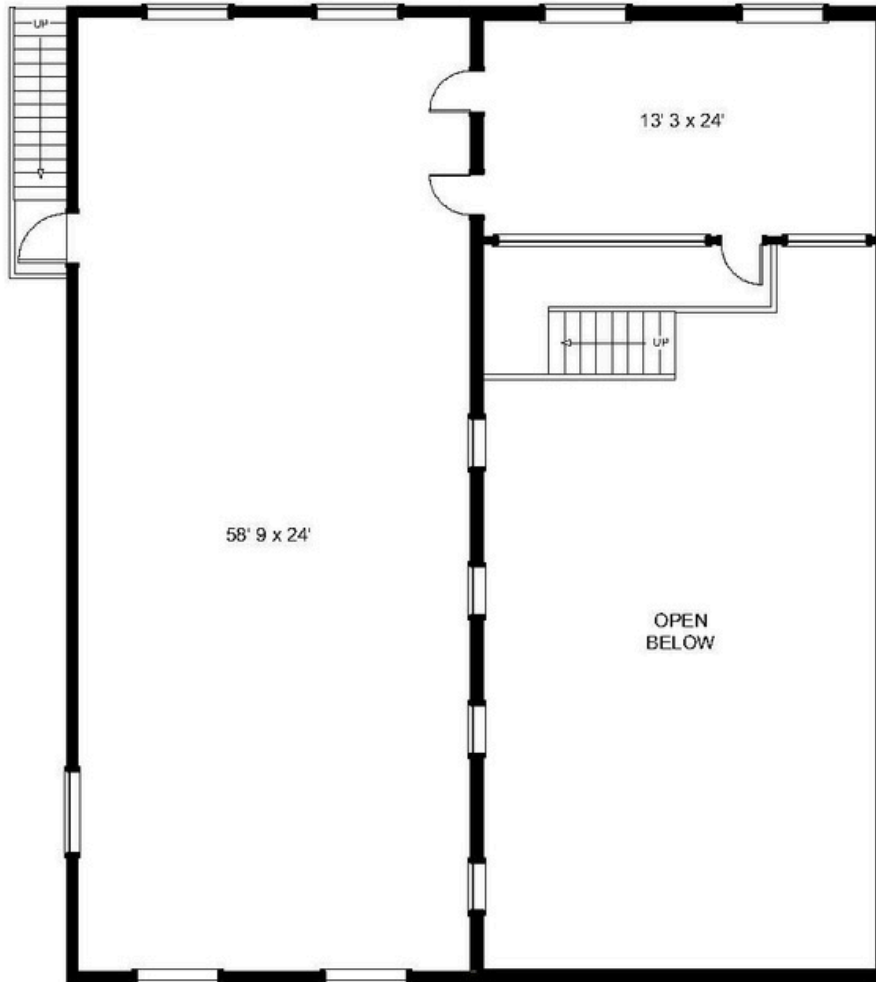
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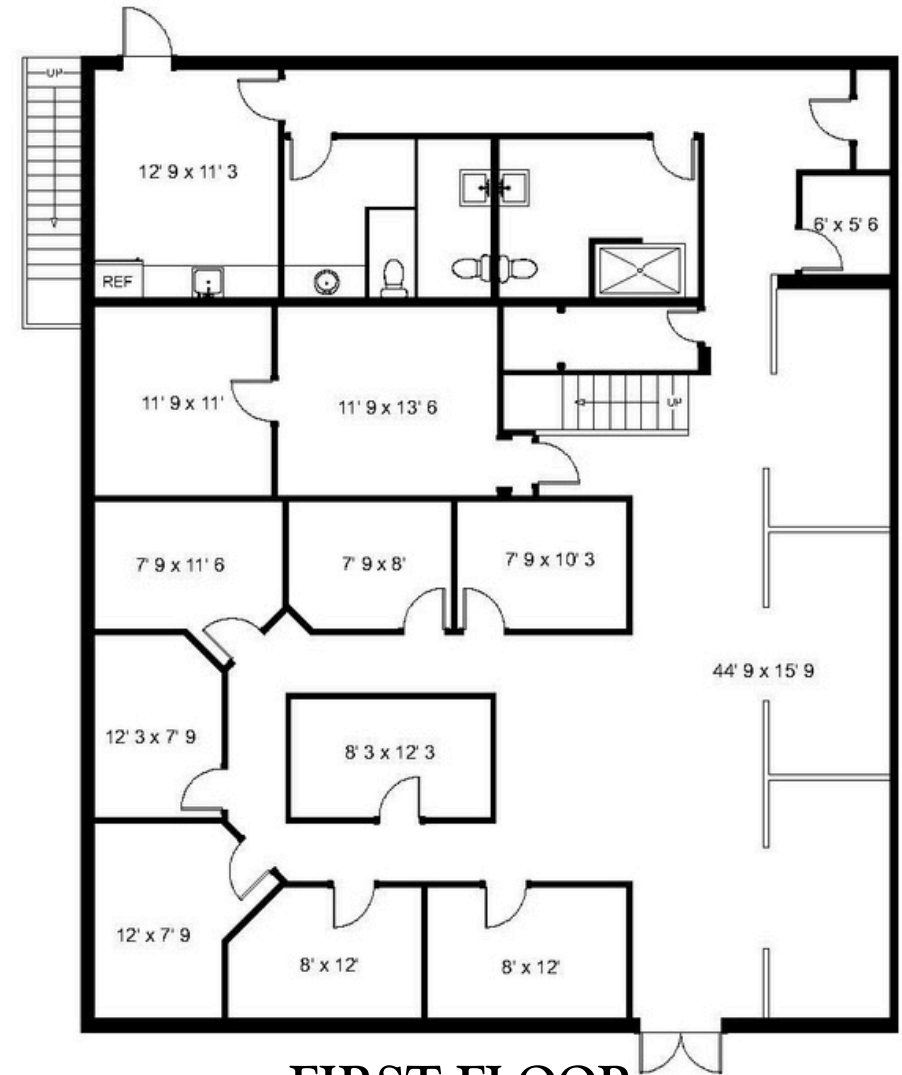
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SECOND FLOOR

1,888 SF



FIRST FLOOR

2,991 SF

4,879 TOTAL SF

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