



Investment  
Properties  
Corporation

**F O R S A L E**

**SEEKING OWNER-USER/DEVELOPER**

# MEDICAL OFFICE BUILDING

**775 1st Ave N, Naples, FL 34102**

 Downtown Naples | SW corner of NCH Baker Campus



Medical office building strategically located in the heart of Downtown Naples. Only one block away from NCH Baker Campus, and less than one mile from 5th Avenue South.

**Perfect for investor, developer, or owner-user.**

[Click Here For - Naples Medical District Permitted Uses](#)

**CONTACT (239) 261-3400**

**Rob Carroll, ext. 111, [rob@ipcnaples.com](mailto:rob@ipcnaples.com)**

**Patrick Fraley, ext. 118, [patrick@ipcnaples.com](mailto:patrick@ipcnaples.com)**

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](http://www.ipcnaples.com)

*Licensed Real Estate Broker*

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.





Investment  
Properties  
Corporation

# MEDICAL OFFICE BUILDING

Downtown Naples | SW corner of NCH Baker Campus

775 1st Ave N | Naples, FL 34102

## OFFERING SUMMARY

PRICE: \$3,250,000

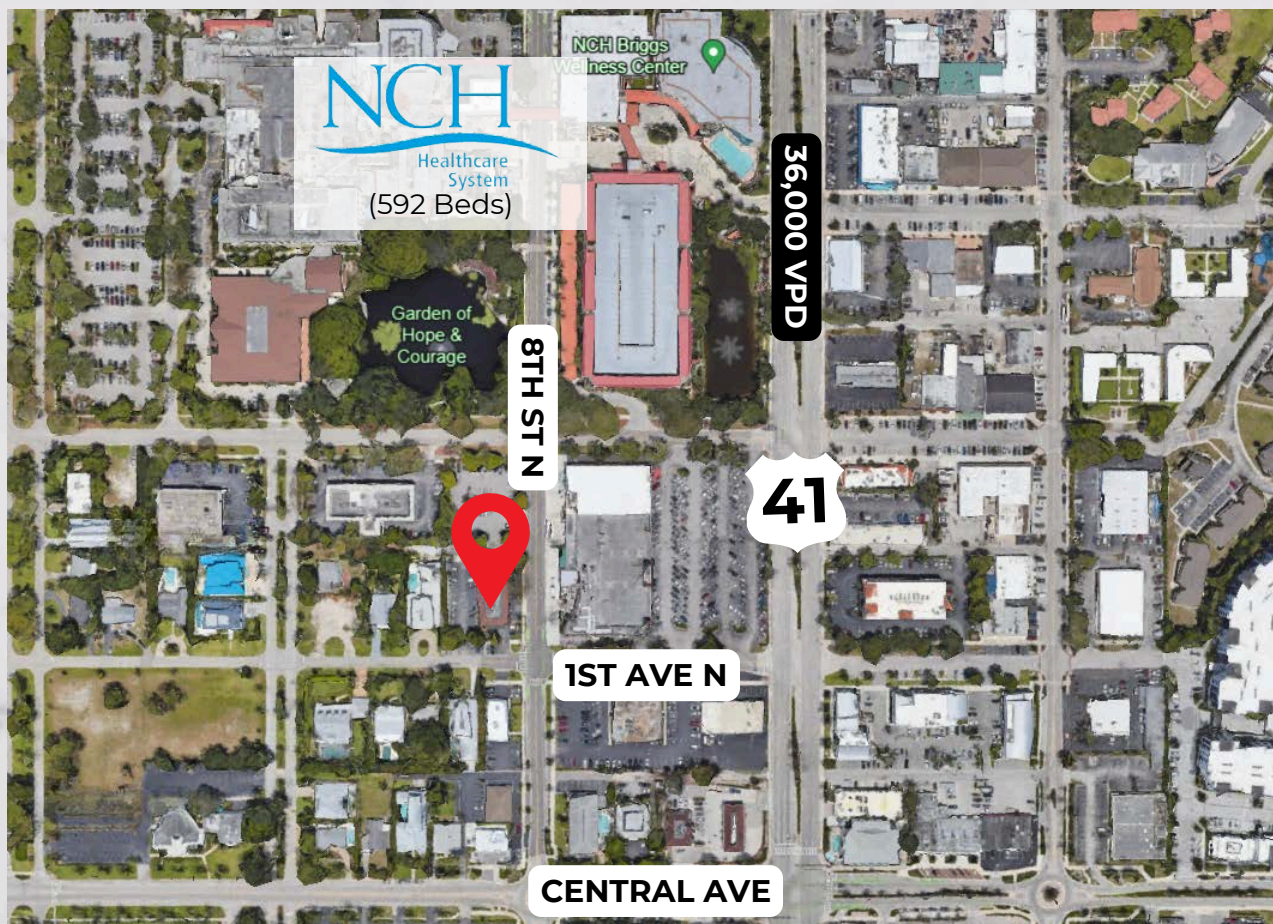
R.E. TAXES (2024): \$20,363.59

BUILDING SIZE: 4,600 SF

LOT SIZE: 20,974 SF

ZONING: Medical

(General/Medical Offices, Nursing Home, Parking Lot)



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](http://www.ipcnaples.com)

*Licensed Real Estate Broker*

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.





Investment  
Properties  
Corporation










# MEDICAL OFFICE BUILDING

Downtown Naples | SW corner of NCH Baker Campus

775 1st Ave N | Naples, FL 34102



## DEMOGRAPHICS (2025)

1 Mile	3 Miles	5 Miles
 5,164 Population	 32,938 Population	 83,475 Population
 2,574 Households	 16,081 Households	 41,143 Households
 \$245,979 Average Household Income	 \$196,519 Average Household Income	 \$173,656 Average Household Income

click  
here!



Google  
Maps

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

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.