

625 TAMAMI TRAIL NORTH
NAPLES, FL 34102

625 Building - FOR SALE



THE PROPERTY

- Medically Zoned
- 3 Story
- 41-10 D-Downtown District

INVESTMENT OPPORTUNITY - BUILDING FOR SALE

- US-41 Signage
- Built in 2010
- Repainted in 2019
- Beautiful Interiors
- 3 PH 1600 amp Electrical
- Close to NCH
- Solid Tenants
- Rent Roll Available
- Growth Potential
- Parking - D-Downtown

\$11,048,000.00

CAM: \$9.00 per leasable SF

Bayfront Realty-Broker

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BR
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Property Pictures



THE STATEMENTS AND FIGURES PRESENTED HEREIN, WHILE NOT GUARANTEED, ARE SECURED FROM SOURCES WE CONSIDER AUTHORITATIVE. SUBJECT TO PRIOR SALE, LEASE, WITHDRAWAL AND PRICE CHANGE WITHOUT NOTICE.

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Property Pictures 1st Floor Common Area



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Unit List and Sizes

UNIT #'S (13 UNITS)	STATUS	USEABLE SQ FT	LEASABLE SQ FT	BALCONY SQ FT
101	Vacant	2,192.41	2,572.71	-
102	Vacant	2,184.46	2,563.38	-
103	Vacant	2,214.68	2,598.83	-
104	Leased	2,071.24	2,430.52	-
FLOOR 1 TOTALS		8,662.79	10,165.44	-

201	Leased	2,314.98	2,716.54	
202	Leased	1,877.98	2,203.74	345.57
203	Vacant	2,371.44	2,782.79	247.72
204	Leased	1,239.59	1,451.61	485.55
FLOOR 2 TOTALS		7,803.99	9,154.68	1,078.84

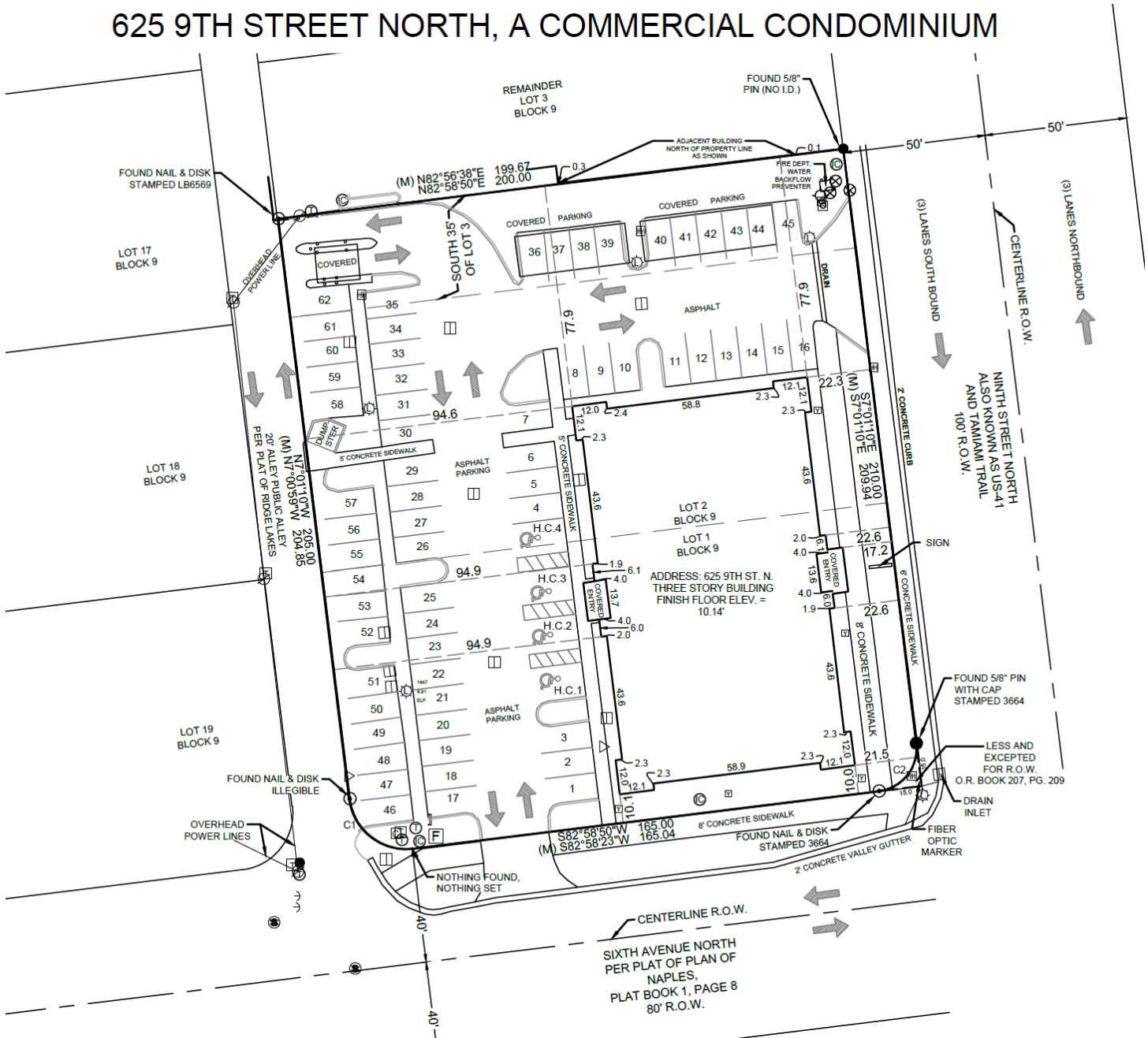
300	Vacant	344.23	403.94	-
301	Leased	2,465.16	2,892.77	-
302	Vacant	1,853.88	2,175.46	-
303	Vacant	1,994.04	2,339.93	-
304	Leased	1,599.29	1,876.71	-
FLOOR 3 TOTALS		8,256.60	9,688.81	-

GRAND TOTALS		24,723.38	29,008.93	1,078.84
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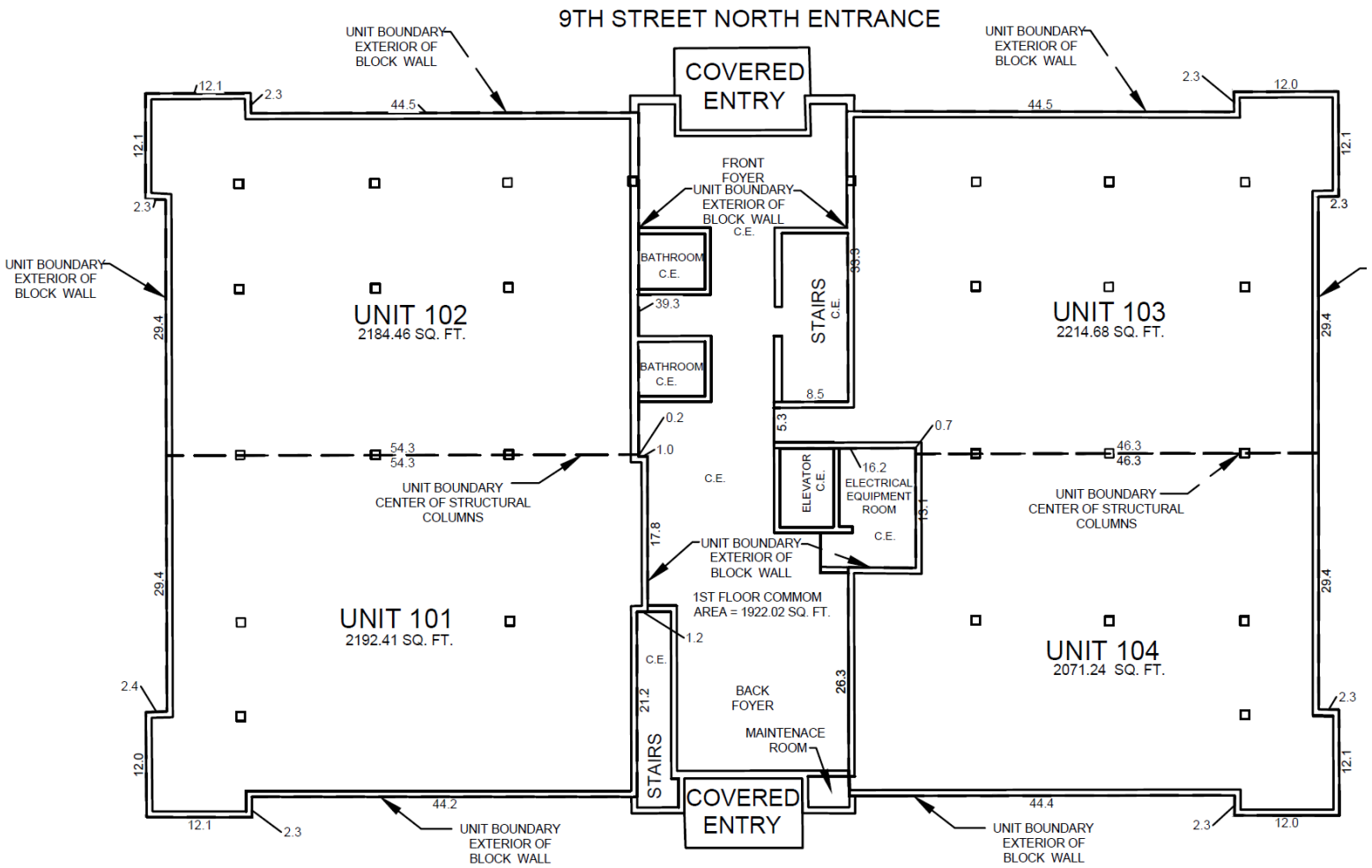
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Site Plan

625 9TH STREET NORTH, A COMMERCIAL CONDOMINIUM



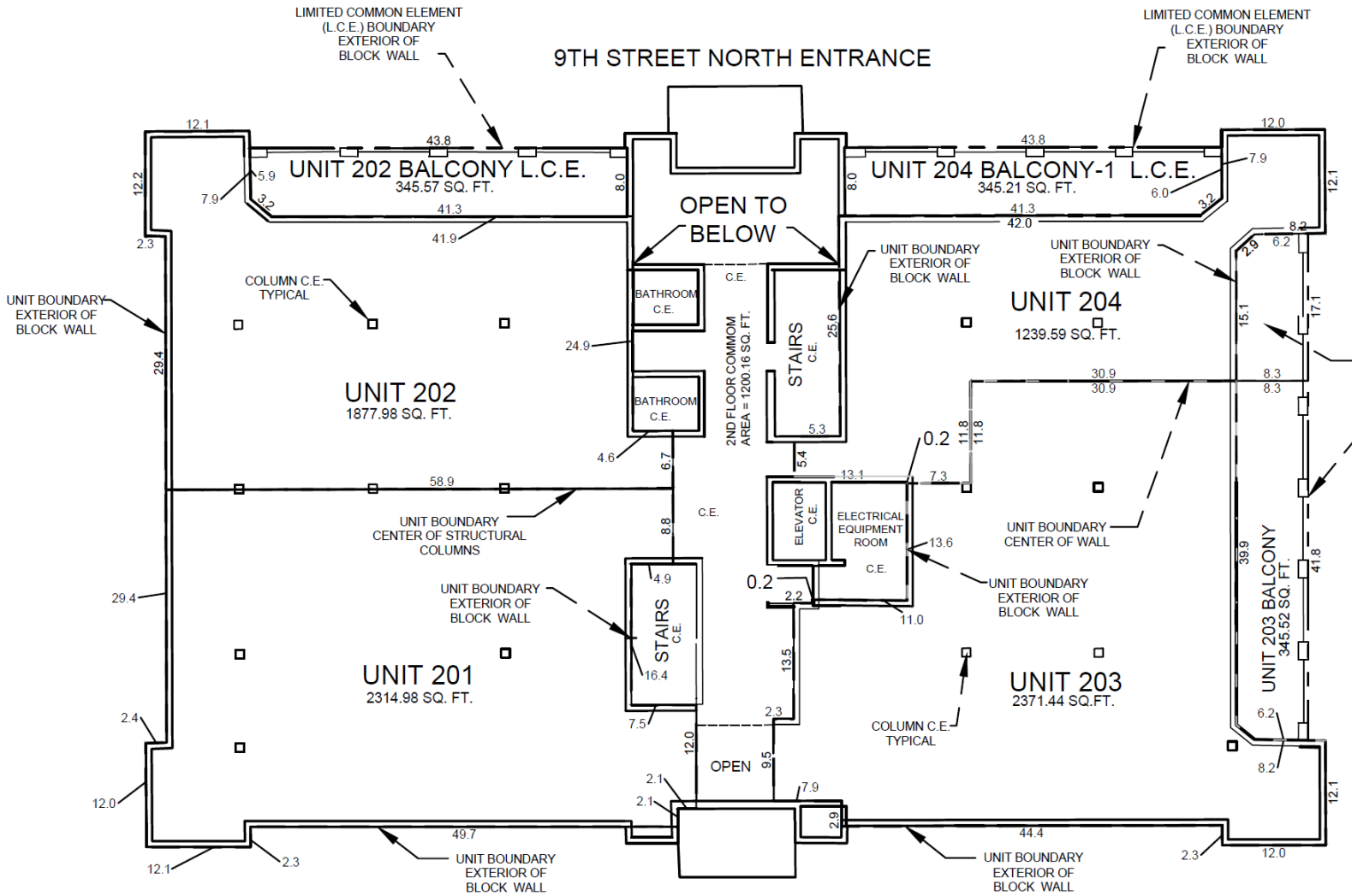
Area Calculations
1st Floor



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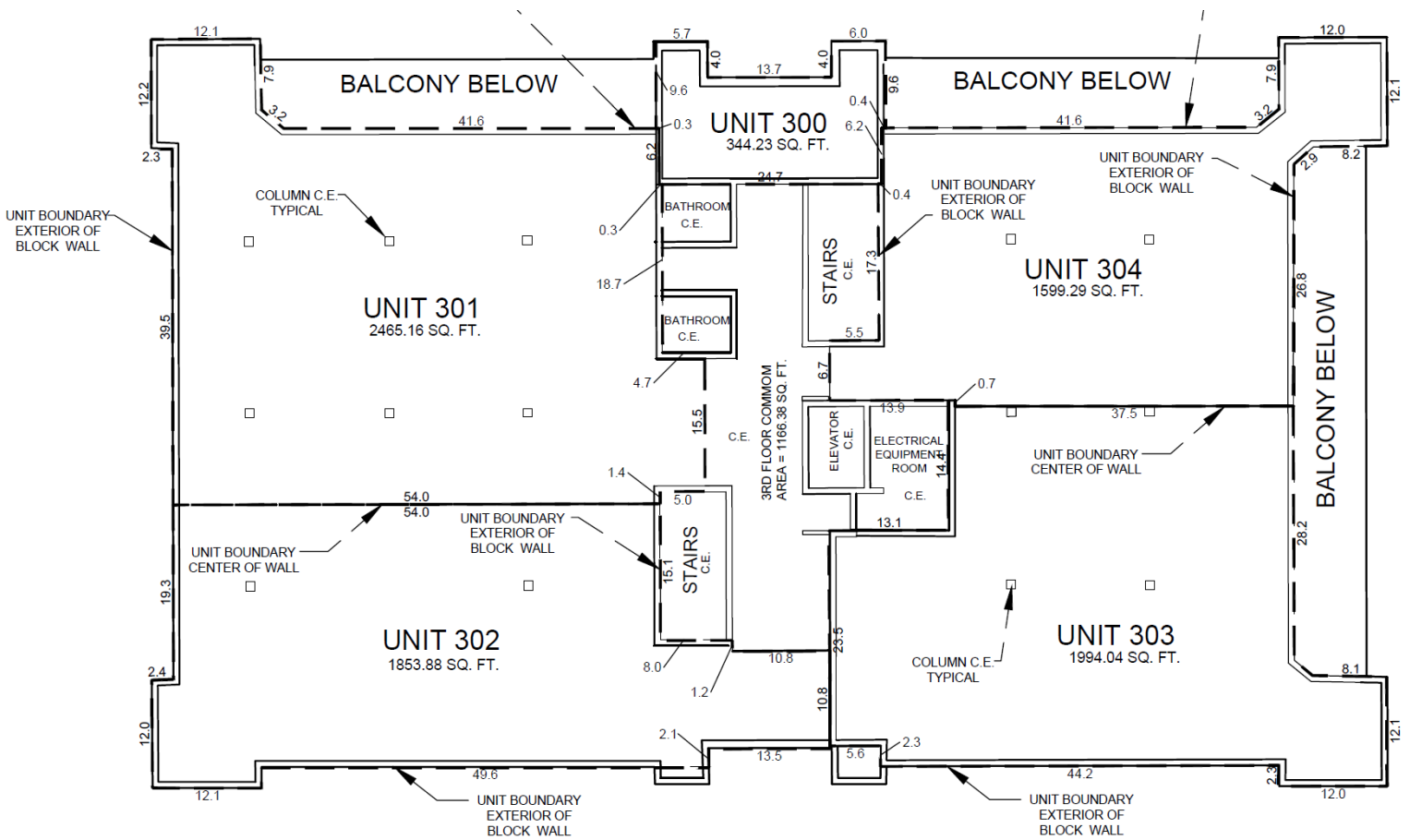
Area Calculations 2nd Floor



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Area Calculations 3rd Floor



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Location Info

US-41 Frontage
Close to Naples Community Hospital
Easy Access

Map

