



# Office Condo for Sale

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## 5245 Ramsey Way, D-2 & D-3

### 1,760 +/- SF Office Condo Units

Two in-line office/retail condo units in south Fort Myers. Each unit consists of total of 880± square feet currently built out with large office, common workroom, kitchenette and restrooms. These units are ideal for either owner usage or rental income as both units are currently occupied by tenants. Please contact broker for showings. Do not approach tenants.

Price: \$378,000

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For Sale



**Contact us:**

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Features

Availabilities: Two adjacent office condominiums

Bldg D, Units 3 & 4	Each unit is 880± square feet, 613 SF on ground floor and 267 SF mezzanine
Location:	Great south Fort Myers location near signalized intersection of US 41 and Boy Scout
Traffic Count:	US 41: 61,000 and Boy Scout: 36,500 AADT
Built:	1985
Parking:	62 spaces/9.11 ratio
Flood Zone:	B
Strap Numbers:	02-45-24-P3-02000.0D20 and 0D30
Price:	\$378,000

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