



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

12165 METRO PKWY FORT MYERS, FL 33966

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Prepared for:

GenesisCare USA of Florida LLC

Better never settles

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PROPERTY SUMMARY

12165 METRO PKWY. #19B-22B, FORT MYERS, FL 33966

Located at 12165 Metro Parkway in the South Fort Myers / San Carlos submarket, this ±2,870 SF flex commercial condominium consists of a combination of office and warehouse space. The property includes first- and second-floor office buildout with 7–8 offices, a second-floor kitchenette, and three private restrooms. Warehouse space totals ±1,305 SF and features two roll-up doors, along with ±230 SF of additional vaulted storage. The property is zoned IL (Light Industrial), was constructed in 1985, and provides a 3.32/1,000 SF parking ratio.

SUBJECT PROPERTY DATA

STRAP NUMBER(S)	18-45-25-01-12165.19B0
RECORDED OWNERSHIP	GenesisCare USA of Florida LLC
LAST SALE	09/30/2025 - \$407,208
TAXABLE VALUE	2025 - \$281,955
PROPERTY TYPE	Flex Commercial Condo
GBA	±2,870 sf
ZONING	IL – Light Industrial
YEAR BUILT	1985
PARKING RATIO	3.32/1,000 sf
SUBMARKET	S Ft Myers / San Carlos



ACTIVE COMPETITIVE SALE LISTINGS

				
Address:	12165 Metro Pkwy #23 Fort Myers, FL 33966	12155 Metro Pkwy Fort Myers, FL 33966		
Asking Price:	\$444,900	\$675,000-\$885,000		
Price/SF:	\$187.09	\$168.67-\$188.90		
RBA:	2,378 sf	4,002-4,685 sf		
Year Built:	1985	1984		
RBA:	21,893 sf	20,821 sf		
TOM:	54 days	Varies		
Notes:	<ul style="list-style-type: none"> Located in subject complex 	<ul style="list-style-type: none"> Located in subject complex 		

COMPLETED COMPARABLE SALES

				
Address:	12165 Metro Pkwy #7-8 Fort Myers, FL 33966	12165 Metro Pkwy #9-10 Fort Myers, FL 33966		
Sale Date:	06/04/2024	03/10/2025		
Sale Price:	\$310,000	\$310,000		
Price/SF:	\$217.85	\$213.79		
RBA:	1,423 sf	21,893 sf		
Year Built:	1985	1985		
RBA:	21,893 sf	21,893 sf		
TOM:	183 days	87 days		
Notes:	<ul style="list-style-type: none">Located in subject complex	<ul style="list-style-type: none">Located in subject complex		

VALUATION

VALUE RECONCILIATION & SUMMARY

After adjustment and reconciliation for differences between the subject property, active listings, recent closed comparable leases and sales, and consideration for recent market intelligence and market conditions, it is our firm’s professional opinion to list the subject property at the value figure in the table below. Equal consideration was given to active listings as well as completed comparable leases and sales.

MARKET VALUE RANGE

FOR SALE		
Value Range	Price/SF	Total Value
Low Value	\$185.00	\$530,950
High Value	\$190.00	\$545,300
Suggested List Price	\$190.00	\$545,300



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