

OFFERING MEMORANDUM FOR SALE - TWO CONDOS 5405 TAYLOR RD. #5 & #9 NAPLES, FL 34109

Debbie's Draperies & Design Studio has designed and manufactured exquisite custom drapes in south Florida for over 35 years. Current lease expires February 20, 2025 and has 2 - 3 year options.



TWO CONDO INVESTMENT PROPERTY BEING OFFERED AT 5.5% CAP RATE

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Investment Properties Corporation

5405 Taylor Rd. #5 & #9 | Naples, FL 34109

OFFERING SUMMARY

| Unit Sizes: | UNIT #5 2,042 SF Built out with vignetter warehouse and 2nd flo private offices | or workstat | |
|-----------------------------------|---|---------------------|----------------|
| <u>RE Taxes:</u> | \$4,092.39 per unit | Construction: | Concrete Block |
| <u>Year Built:</u> | 2000 | Zoning: | Industrial |
| <u>Garage Door:</u> | 10'W X 12' H | <u>Eave Height:</u> | 16' |
| <u>Condo Fees:</u> | \$920 per Quarter pe | r unit (| here! |
| LIST PRICE: \$1,559,000 \$382 PSF | | | Google Maps |



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LOCATION HIGHLIGHTS

