



Investment  
Properties  
Corporation

# 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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## OFFERING SUMMARY

Unit Sizes:

UNIT #5

2,042 SF  
Built out with vignettes,  
warehouse and 2nd floor  
private offices

UNIT #9

2,042 SF  
Fully air conditioned  
workstation with small  
kitchenette and bath

RE Taxes:

\$4,092.39 per unit

Construction:

Concrete Block

Year Built:

2000

Zoning:

Industrial

Garage Door:

10'W X 12' H

Eave Height:

16'

Condo Fees:

\$920 per Quarter per unit

*click here!* 

LIST PRICE:

**\$1,559,000 | \$382 PSF**





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**FOR SALE**

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**LOCATION  
HIGHLIGHTS**

