

# FREESTANDING OFFICE

## IDEAL FOR OWNER/USER OR INVESTOR



# FOR SALE

12486 BRANTLEY COMMONS COURT, FORT MYERS, FL 33907



- PRICE:** \$695,000
- SIZE:** 3,000± SF
- LOCATION:** On Brantley Road, just off Summerlin Road with quick access to US 41
- ZONING:** CS-1 - Commercial Special Office (Lee County)
- YEAR BUILT:** 2007
- ASSOC. FEES:** \$13,601 (\$4.53 PSF) Annually
- PARKING:** 5.0/1,000 SF
- RE TAXES:** \$7,403.24 (2024)
- PARCEL ID:** 14-45-24-52-00000.00B1

This highly desirable 3,000 SF office building is located in the heart of Fort Myers' thriving business district within the established Brantley Commons Business Park. Ideally positioned at the western end of Brantley Road near Summerlin Road and College Parkway, the property offers excellent visibility, easy access to major roadways, and close proximity to key retail, commercial, and residential developments. Surrounded by professional buildings, gated apartments, and thriving condominium complexes, as well as the newer section of World Plaza to the south, this move-in-ready property provides a prime, professional setting for businesses. Whether you're seeking a convenient location for your business or a versatile asset with long-term potential, this building is perfectly suited to meet a variety of needs.

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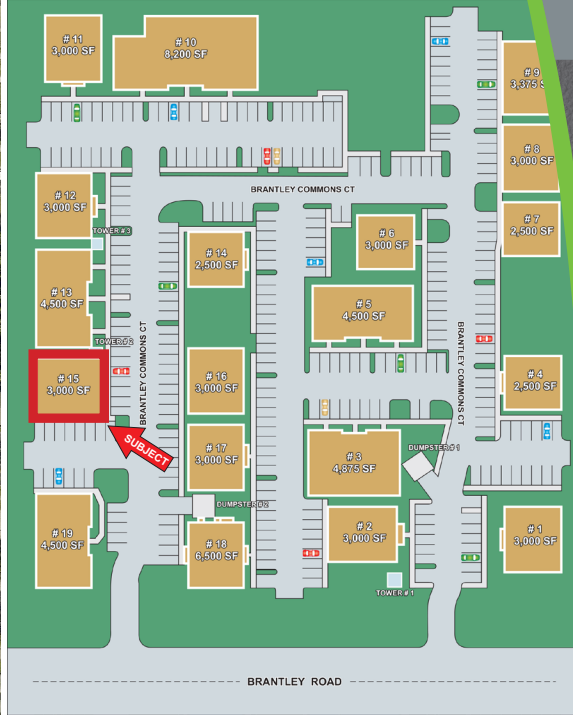


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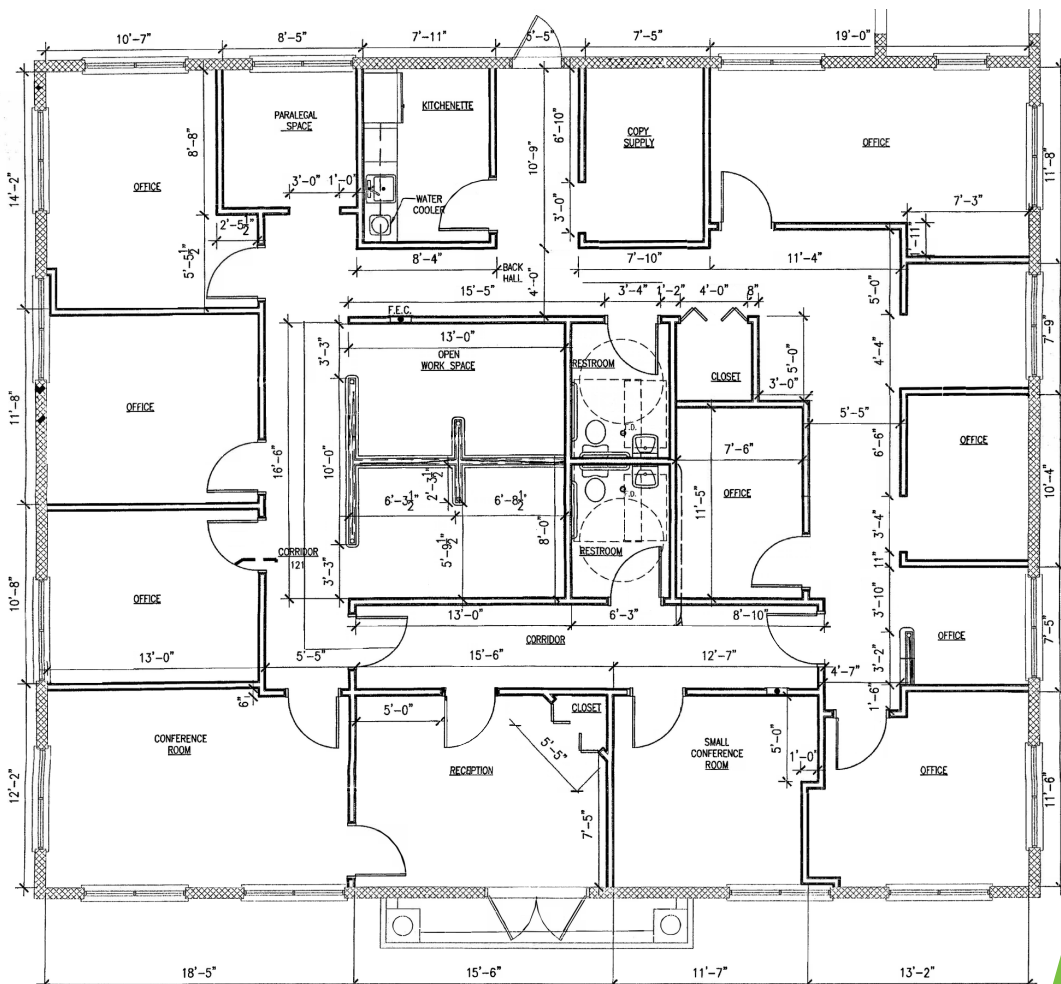
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### HIGHLIGHTS

- Prime location in Brantley Commons Business Park, a well-established office park with a strong mix of medical and professional tenants
- Investment potential with opportunities for long-term lease income in a high-demand area
- Conveniently located near shopping centers, dining, and essential services for tenants and customers



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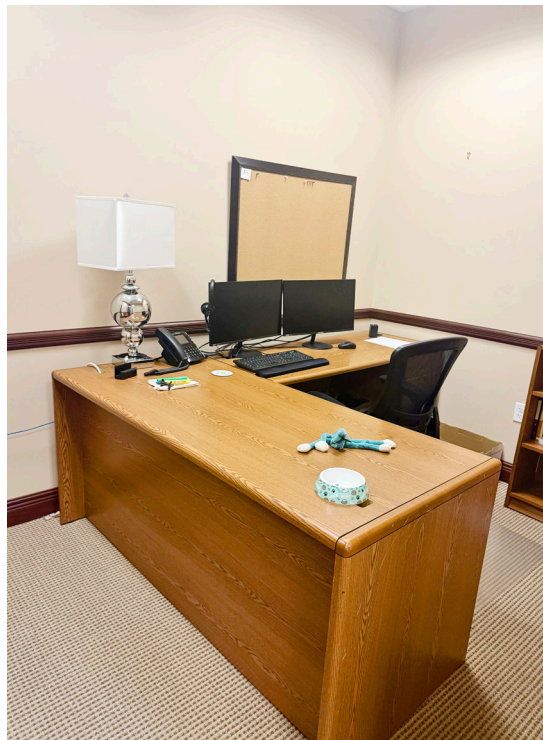


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