

FOR SALE

3021 AIRPORT RD N #103 NAPLES, FLORIDA 34105



THE PARLANTE GROUP

RICK PARLANTE

239-330-9004

RICK@NOSNOWNAPLES.COM

WWW.NOSNOWSELLS.COM



NO SNOW Sells.com

**DOWNING-FRYE
REALTY INC.**

FOR SALE

3021 AIRPORT RD N #103 NAPLES, FLORIDA 34105



OFFERING SUMMARY

SALE PRICE: \$1,895,000

RENTABLE SF: +/- 4,257

USABLE SF: +/- 3,468

UNIT: 103

YEAR BUILT: 2007

2024 R.E. TAXES: \$8,283.92

2024 ASSOC. FEES: \$8,146.00
(Quarterly)

AVAILABILITY: IMMEDIATELY



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**PRIME OFFICE CONDO ON AIRPORT PULLING ROAD -
PERFECT FOR MEDICAL OFFICE OR FLEX SPACE USE**

Located in the heart of Naples, this 4,257 SF first-floor office condo sits on Airport Pulling Road across from Grey Oaks and next to Poinciana Elementary, with quick access to I-75, downtown, and all parts of Naples.

Inside the Centennial Bank Building, the property offers C3 zoning for a wide range of uses. Originally a medical office, it can easily be adapted for law, insurance, real estate, or other professional needs.

Built in 2006, it features three newer A/C units, a roof just two years old, and ample parking. The elegant foyer boasts marble inlays and a dome ceiling, leading to a welcoming reception area with LED lighting, crown moldings, plantation shutters, and bamboo flooring throughout most of the 16 rooms.

Key features include:

- Spacious kitchen area
- Conference room with tray ceiling
- Private office space
- Two storage/utility rooms
- Two restrooms and one unisex restroom
- Reception area with separate check-in/check-out sliding glass windows
- Medical records or additional flex room
- Built in wall safe
- Electronics room
- Plenty of cabinetry and storage space



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BLUEPRINT CONVERSION:
Measurements and information
derived from blueprints.



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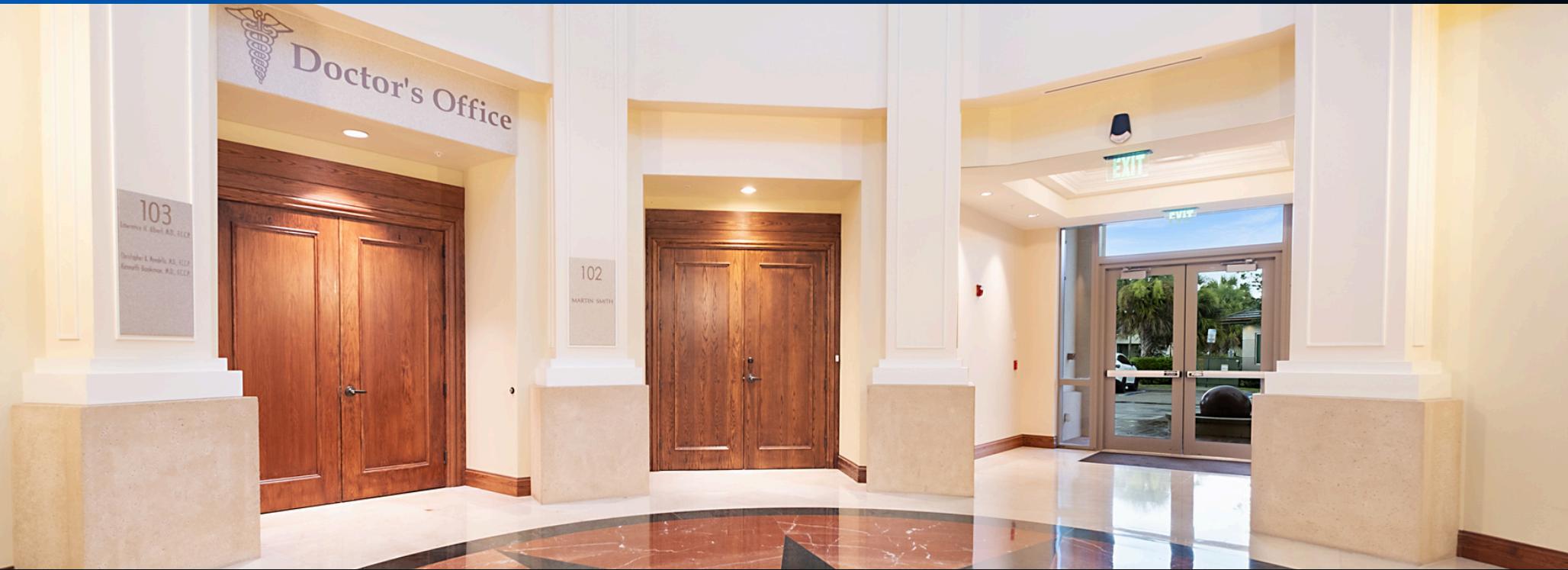
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