

FOR SALE

3021 AIRPORT RD N #103 NAPLES, FLORIDA 34105



THE PARLANTE GROUP
RICK PARLANTE
239-330-9004
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**df DOWNING-FRYE
REALTY INC.**

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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.



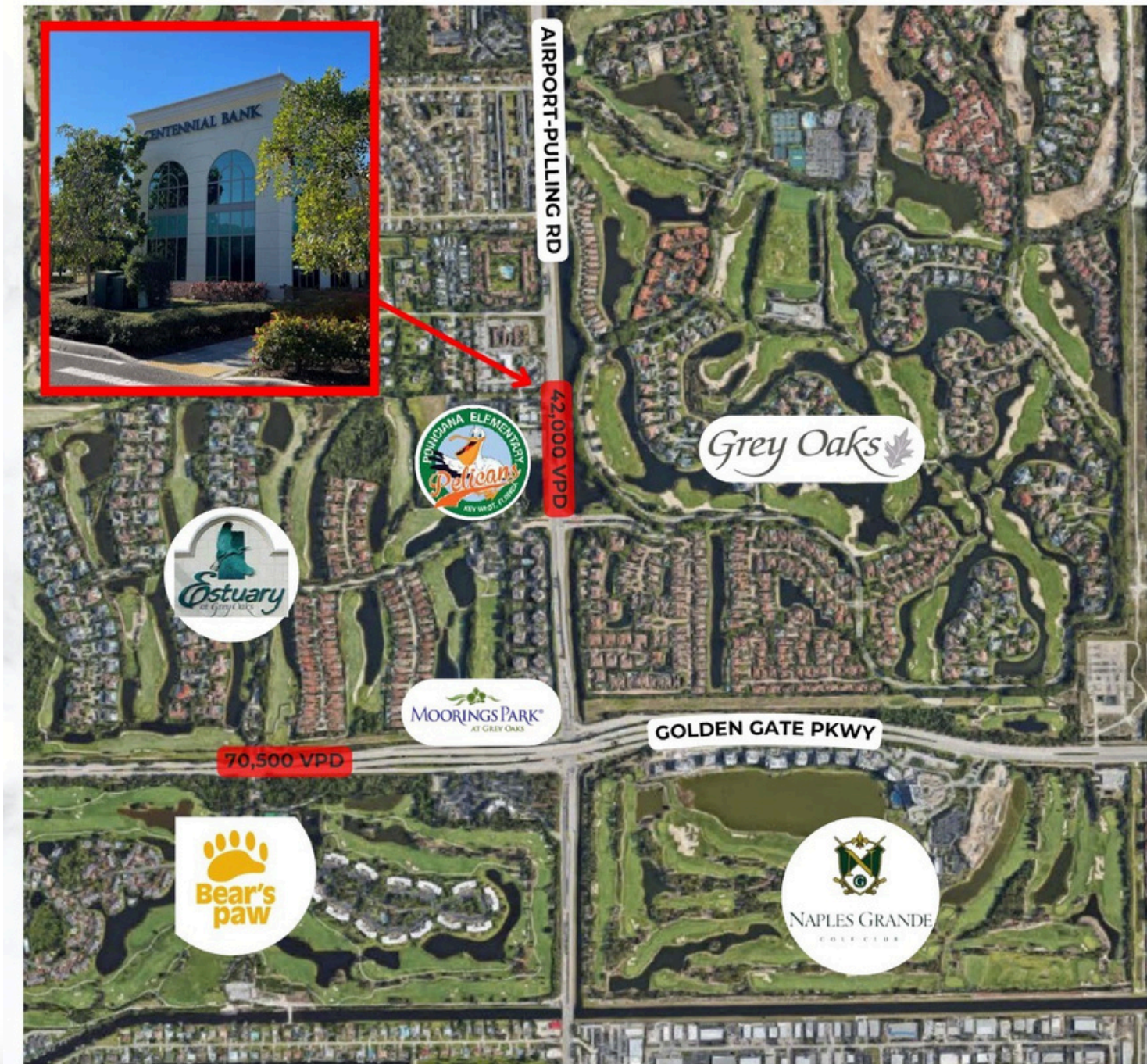
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