

625 TAMAMI TRAIL NORTH NAPLES, FL 34102

625 Building - FOR SALE



THE PROPERTY

- Medically Zoned
- 3 Story
- 41-10 D-Downtown District

INVESTMENT OPPORTUNITY - BUILDING FOR SALE

- US-41 Signage
- Built in 2010
- Repainted in 2019
- Beautiful Interiors
- 3 PH 1600 amp Electrical
- Close to NCH
- Solid Tenants
- Rent Roll Available
- Growth Potential
- Parking - D-Downtown

\$11,048,000.00

CAM: \$9.00 per leasable SF

Bayfront Realty-Broker
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BR
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625 9TH ST. NO.
NAPLES, FL 34102
625 Building - FOR SALE

Property Pictures



THE STATEMENTS AND FIGURES PRESENTED HEREIN, WHILE NOT GUARANTEED, ARE SECURED FROM SOURCES WE CONSIDER AUTHORATATIVE. SUBJECT TO PRIOR SALE, LEASE, WITHDRAWAL AND PRICE CHANGE WITHOUT NOTICE.

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Property Pictures
1st Floor Common Area



625 TAMiami TRAIL NORTH NAPLES, FL 34102

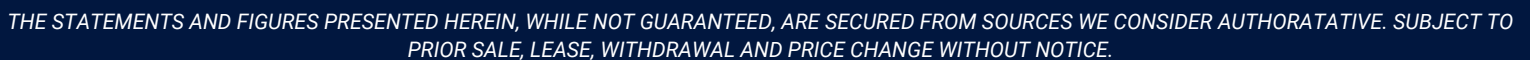
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Unit List and Sizes

UNIT #'S (13 UNITS)	STATUS	USEABLE SQ FT	LEASABLE SQ FT	BALCONY SQ FT
101	Vacant	2,192.41	2,572.71	-
102	Vacant	2,184.46	2,563.38	-
103	Vacant	2,214.68	2,598.83	-
104	Leased	2,071.24	2,430.52	-
FLOOR 1 TOTALS		8,662.79	10,165.44	-
201	Leased	2,314.98	2,716.54	
202	Leased	1,877.98	2,203.74	345.57
203	Leased	2,371.44	2,782.79	247.72
204	Leased	1,239.59	1,451.61	485.55
FLOOR 2 TOTALS		7,803.99	9,154.68	1,078.84
300	Leased	344.23	403.94	-
301	Leased	2,465.16	2,892.77	-
302	Vacant	1,853.88	2,175.46	-
303	Vacant	1,994.04	2,339.93	-
304	Leased	1,599.29	1,876.71	-
FLOOR 3 TOTALS		8,256.60	9,688.81	-
GRAND TOTALS		24,723.38	29,008.93	1,078.84



625 9TH STREET NORTH, A COMMERCIAL CONDOMINIUM

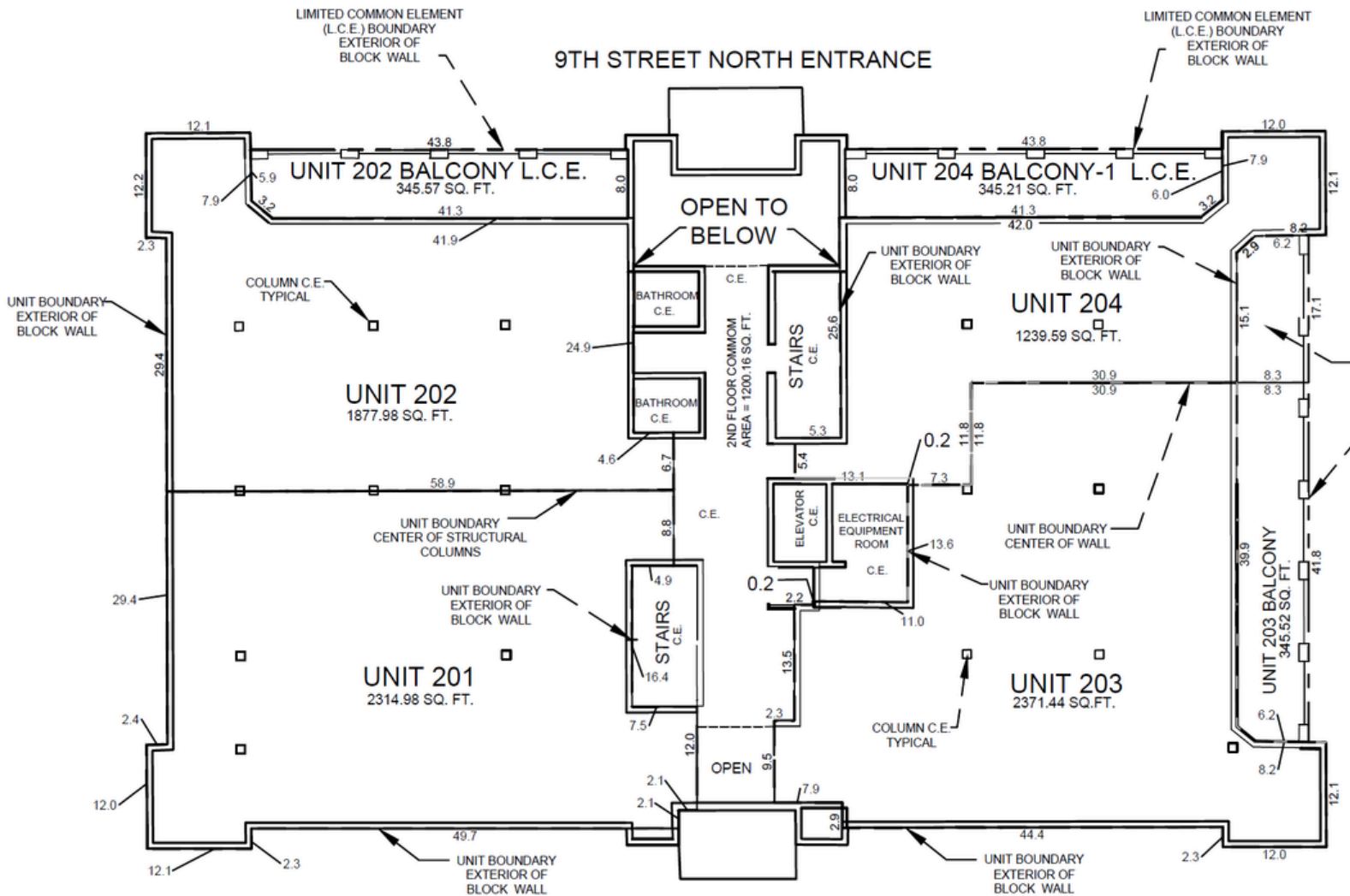


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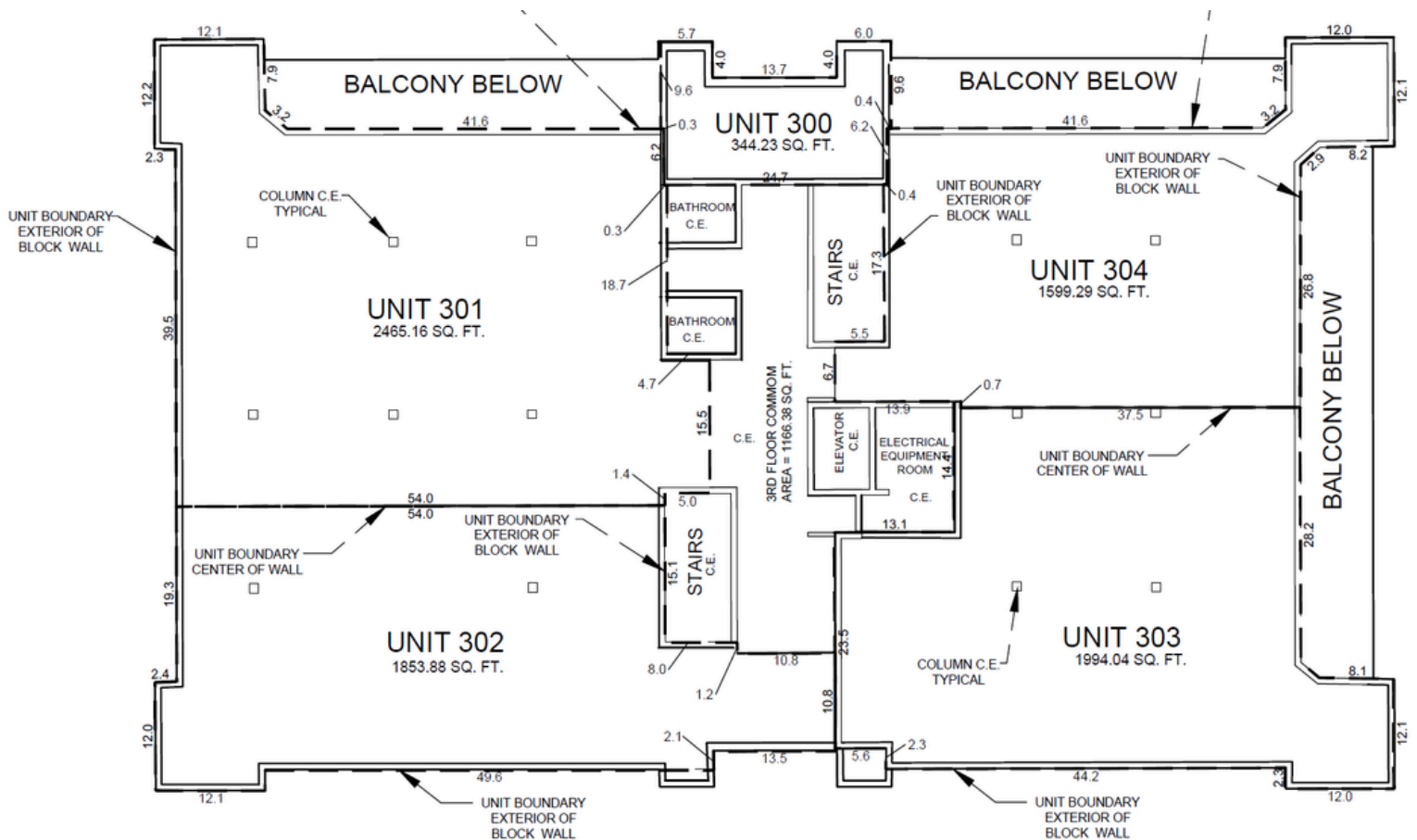
Area Calculations 2nd Floor



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Area Calculations 3rd Floor



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Location Info

US-41 Frontage
Close to Naples Community Hospital
Easy Access

Map

