



3949 Evans Ave, Condo Unit 307B

Fort Myers, FL 33901

Property Features

- A 4 story professional office building in Fort Myers Florida
- Great frontage on Winkler Ave
- Available now with 3 rooms with bathroom and showers
- Private access on 3rd floor
- New flooring in main office
- New \$480M Lee Health hospital under construction within a 6 min. drive - anticipated opening 2028

Address	3949 Evans Ave Fort Myers, FL 33901
Sale Price	\$179,000
Price / SF	\$146.00
Zoning	CI
Building Size	± 46,245 SF
Condo Dues	\$10,308 / Annual
Parking Ratio	10 / 1,000 SF
Year Built	1975
Parking Ratio	Fort Myers / San Carlos
Parking Ratio	36-44-24-P2-00300.3070

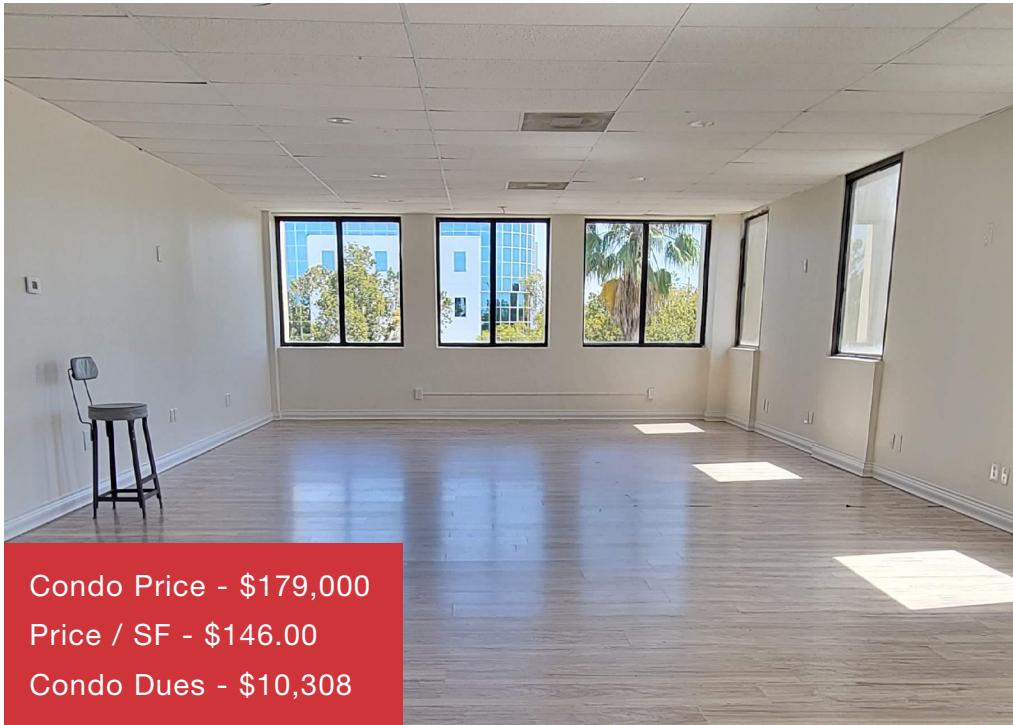
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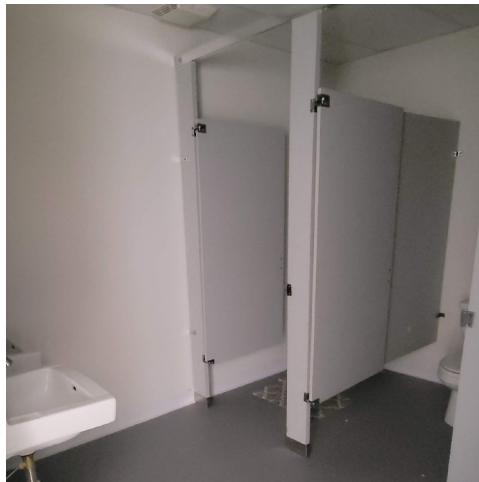
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Space Highlights

- **Newly Remodeled:** A warm and welcoming office space with new flooring.
- **Natural Lighting:** Condo features windows along 2 full walls giving abundant natural lighting.
- **Showers and Bathroom:** 3 showers and 2 stalls in unit.
- **Direct Access:** Private, side access offers the ability for employees to come and go with ease.
- **Directory:** Your company and location featured on main level so your clients can identify and find you.



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