



Provence of Marco Commercial Condo

1857 San Marco Rd., Marco Island, FL

RETAIL CONDO FOR SALE



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Property Overview

Located in The Provence, a mixed use development in eastern Marco Island, this small commercial condominium is perfect for any retail or office user looking to take charge of their business by owning their own storefront. Highlights include:

- » Suite C-204 if offered for sale to qualified buyers.
- » Approximately 890 square feet of commercial space.
- » Existing layout is a wide open showroom with a single ADA restroom. Space footprint is approximately 17.5' by 48'.
- » C-3 zoning gives the property a wide variety of allowable uses. Condominium rules disallow beauty salons, restaurants, and medical use. Inquire with listing agent whether your use is permitted.
- » One reserved parking space in the parking garage is assigned to the unit.
- » Quarterly condominium fee is \$1,386.96 for 2024.
- » **Offered at \$299,000 (\$336/s.f.)**

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