

\$1,200,000

**Southern
Heritage**
REAL ESTATE & INVESTMENTS

N 15TH STREET

HIGHLY VISIBLE & DISTINCTIVE COMMERCIAL BUILDING ON IMMOKALEE'S MAIN HIGHWAY!

1312 N 15TH STREET, IMMOKALEE, FL 34142

This distinctive 3,000+ sq. ft. property combines exceptional visibility, strong curb appeal, and flexible interior layouts-ideal for a wide variety of professional, retail, medical, or service-based uses.



CONTACT SHERRI DENNING & KC STANLEY-LYNN FOR MORE INFO.



863-673-0829 or 239-634-6525



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THIS HIGH-PROFILE BUILDING OFFERS UNMATCHED EXPOSURE IN THE HEART OF IMMOKALEE!

Built of sturdy concrete block construction, the building showcases a charming Old Florida architectural style, complete with three road-front dormers, two side dormers, a shingle roof, and wide Southern Living-style front porches welcoming customers into both units. Ample paved parking accommodates clients and staff with ease.



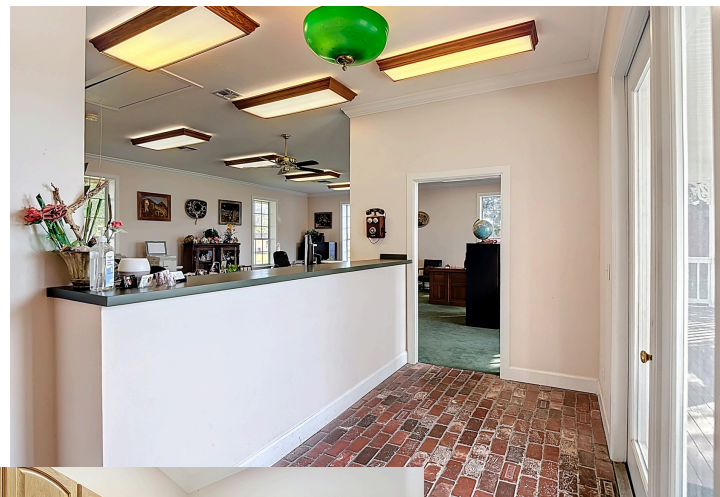
***COLLIER COUNTY ID # 63910160006**

***.46 +/- ACRE**

***2025 TAXES: 4,253.83**

***CONCRETE BLOCK CONSTRUCTION**

***SHINGLE ROOF**



The interior features two spacious commercial suites, currently occupied by an insurance office and a photography studio. Both sides include handicap-accessible restrooms, kitchenettes, and excellent storage. Large impact-resistant windows provide natural light and enhanced security. The building is climate-controlled by two central HVAC systems, and the south-side addition includes a separate mini-split unit for added efficiency.

**A RARE OPPORTUNITY TO OWN THE MOST DISTINCTIVE PROPERTY
IN TOWN-POSITIONED FOR LONG-TERM SUCCESS!**