

16956 MCGREGOR BLVD

Fort Myers, FL 33908



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Office Condo Portfolio:
\$495,000

Property Highlights

- Recently renovated: New roof, electrical, A/C, exterior, impact windows/doors, and LED lighting
- Ample parking: Front and rear parking with recently resealed and striped lot
- Income potential: Ideal for owner-users or investors
- Functional interiors: Bathrooms are finished with durable tile
- Portfolio offering: Five condos (Units 1, 4, 5-6, and 7) sold together for scale and flexibility

SQUARE FOOTAGE	± 4,023 SF
PROPERTY TYPE	Office Condos
PRICE PSF	\$123.04
YEAR BUILT	1985
PARKING RATIO	± 4.13 per 1,000 SF
ZONING	CC
SUBMARKET	S Ft Myers / San Carlos

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Unit 1



Unit 4



Unit 5-6 (Combined) | Flexible Layout

A flexible office condo opportunity in Fort Myers, offering scalable ownership options for both investors and owner-users seeking long-term control and income potential.

Unit	Square Footage (+/-)
1	1,466 SF
4	644 SF
5-6	1,288 SF
7	625 SF

Ownership & Investment Opportunity

- **Flexible configuration:** Units 5-6 are currently combined, offering a larger footprint with the ability to demise for future leasing or resale flexibility
- **Hybrid investment potential:** Ideal for owner-users to occupy a portion while generating income from additional units
- **Scalable footprint:** Multiple unit sizes allow for business expansion, consolidation, or phased occupancy
- **Strategic positioning:** Located along McGregor Blvd with accessibility to Sanibel and Captiva, supporting both local and service-based businesses
- **Limited office condo supply:** Opportunity to secure ownership in a market with constrained inventory and increasing demand for smaller format office space



Unit 7

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Property Overview
LOCATION AERIAL



Grande Calusa

The property is located directly across from a planned 22.6-acre mixed-use redevelopment featuring 498 multifamily units, 72,025 sf of office space, and 52,418 sf of retail and restaurant uses

2025 Demographics	1-Mile	3-Miles	5-Miles
Total Population	5,039	29,388	79,275
Total Households	2,600	15,636	39,449
Annual Population Growth 2025-2030	2.4%	2.5%	2.4%
Average Household Income	\$80,572	\$93,914	\$104,391
Median Age	67.6	68.9	63.3

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