



FOR SALE/LEASE – Office Condo Unit **2401 First Str., Unit 300, Fort Myers, FL 33901**

Sale Price: \$1,150,000

Lease Price: \$12.50 PSF + \$7.00 CAM

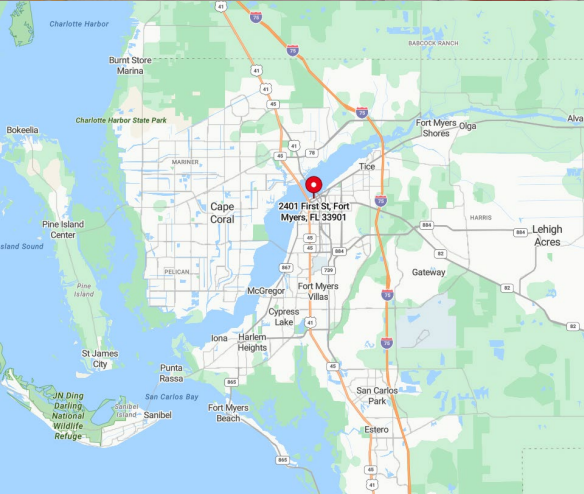
Available Space: 5,874± SF

Total Building SF: 37,558± SF | 3 floors

Year Built: 2005 (As shown on LeePA)

Strap: 13-44-24-P4-03200.0300

Zoning: U-CTR (Urban Center) – Permits Commercial/Residential
Usage w/ Condo Association approval.



Property Description:

- Located in the Downtown River District of Fort Myers.
- Class “A” Office Condo Unit occupies the entire 3rd flr.
- Newly remodeled with \$200,000+ in improvements
- Walking distance to restaurants, hotels, government offices and the courthouses.
- This unit has 24-hour controlled access.
- Street parking available or in 3 parking garages nearby.
- Has the rights for a rooftop terrace pre-approved by condo association for entertaining business parties and VIP guests.



Michael J. Frye, CCIM|CEO
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**For Sale – Office Condo Unit
2401 First Str., Unit 300**



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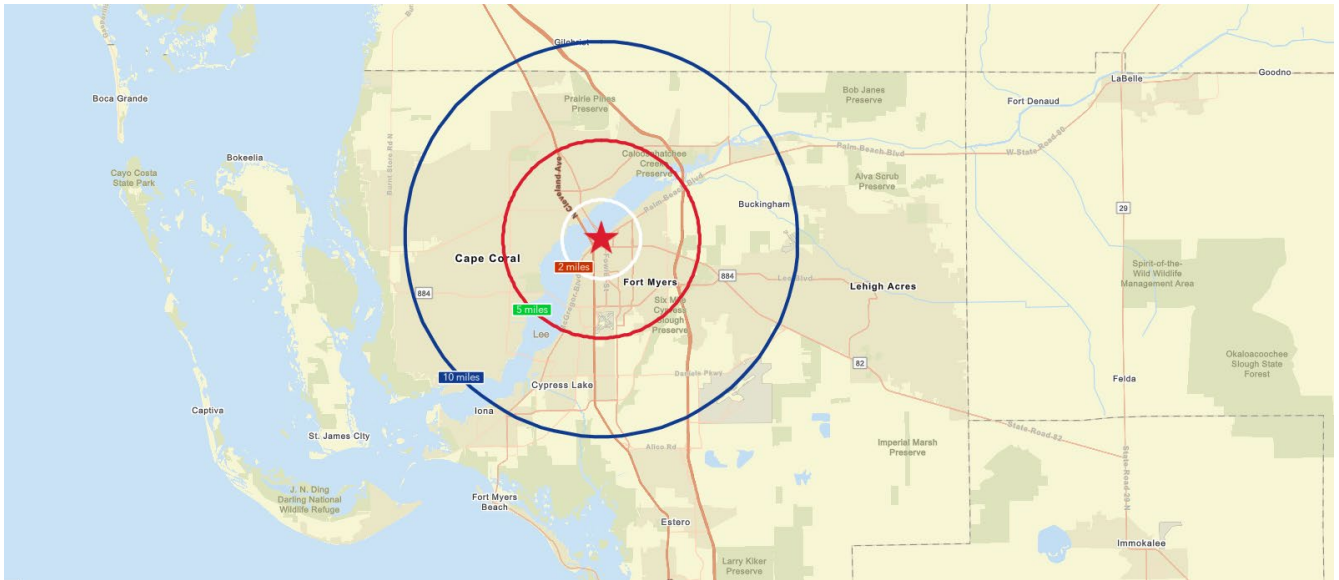


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DEMOGRAPHICS (2023)

2401 First Str., Fort Myers, FL

	2 Miles	5 Miles	10 Miles
Total Population	25,926	148,274	461,786
Median Age	44.8	44.5	47.5
Total Households	10,941	61,061	194,062
Traffic Count	25,500 (2023) – Edison Bridge 45,000 (2023) – Caloosahatchee Bridge		



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljfrye.com

RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.

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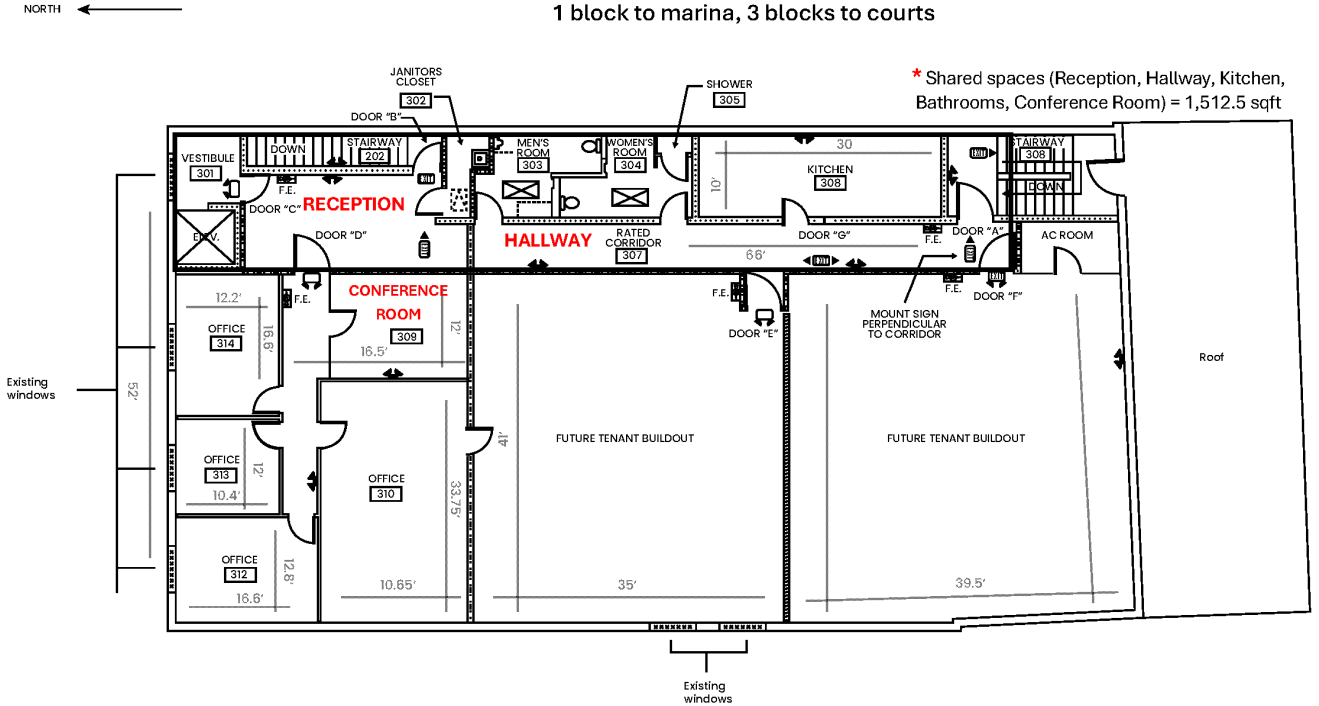


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2401 FIRST ST., Fort Myers
3rd Floor Condo
1 block to marina, 3 blocks to courts



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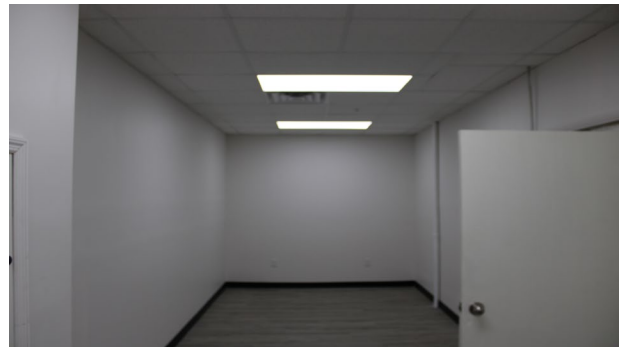
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