

## 2245 Venetian Court

### Naples, FL 34109

## Improved Professional Office Building

5,622 +/- square foot office building located on the south side of Vanderbilt Beach Road, west of Airport Road, in the heart of Naples, Florida.

Easily accessible to I-75 and US 41, surrounded by office, retail, and residential communities. The building is leased to Betty Maclean Travel until fall 2026. Tenant intends to exercise its 5- year option to renew.

Please call for details.



**Vanderbilt Beach Road**

**PRICE:**

**\$2,250,000**

**SIZE:**

**5,622 SF +/-**

**RE TAXES (2024):**

**\$16,292.32**

**INCOME:**

**Please call**

**YEAR BUILT:**

**2004**

**ASSOC. DUES:**

**\$7,800 /qtr.**

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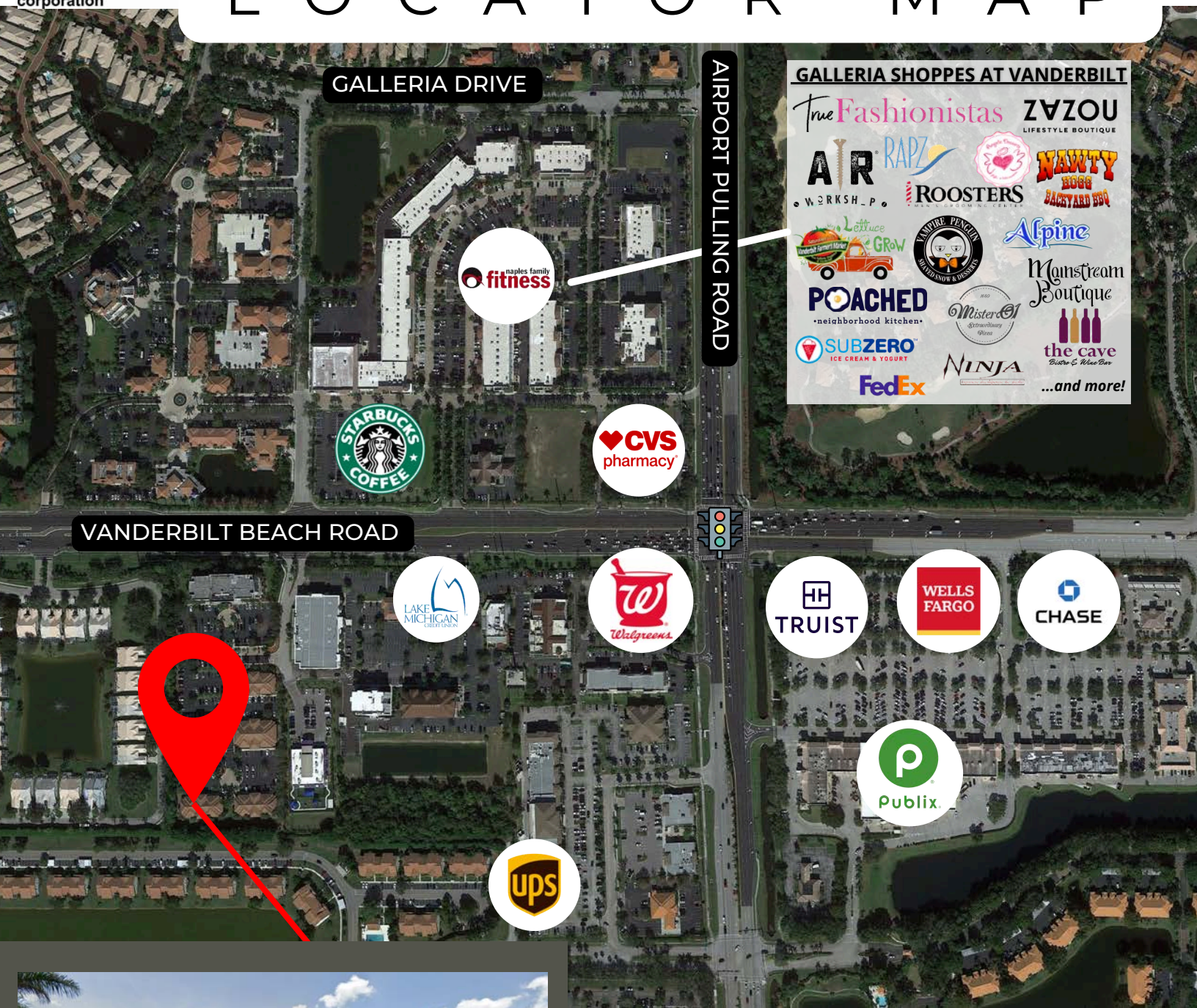




investment  
properties  
corporation

2245 Venetian Court

# LOCATOR MAP



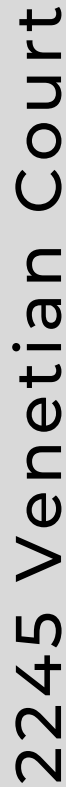
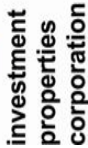
Demographics (2025)	1 MILE	3 MILE	5 MILE
Est. Population	7,661	55,822	120,198
Est. Average Household Income	\$166,718	\$171,846	\$184,118

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