



Investment
Properties
Corporation

FOR SALE - OFFICE / WAREHOUSE



9201 Brookwood Court #2 | BONITA SPRINGS, FL 34135

BERNWOOD INDUSTRIAL PARK



2,710 SF OF OFFICE / WAREHOUSE SPACE

Investment Properties Corporation of Naples
3838 Tamiami Trail North Suite 402
Naples Florida 34103-3586

Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com

Licensed Real Estate Broker

Christine McManus, CCIM, SIOR | 239-777-2020 | christine@ipcnaples.com

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



OFFERING SUMMARY

PRICE:

\$750,000

SIZE:

2,710 total SF

730 SF reception/office area with private office
Warehouse with a/c
2 ADA restrooms

YEAR BUILT:

2002

CONDO FEES:

\$594 per month

GARAGE DOOR:

12' automatic

PARKING:

5 spaces (2 front 3 rear)

HEIGHT:

Center Height: 16'

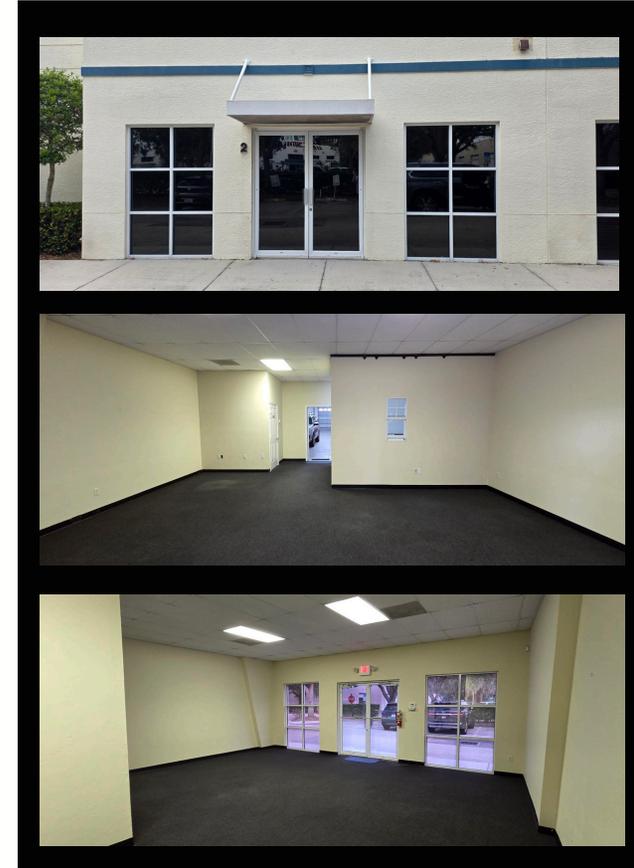
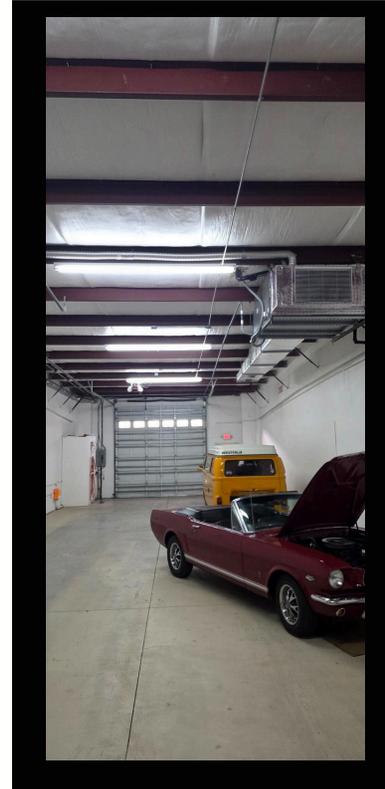
RE TAXES:

2025

\$5,927.94

OTHER:

- New 14 ton HVAC in 2017
- Unit #1 is available for sale for \$1,495,000 with 5,055 SF



CONTACT 📞 **(239) 777-2020**

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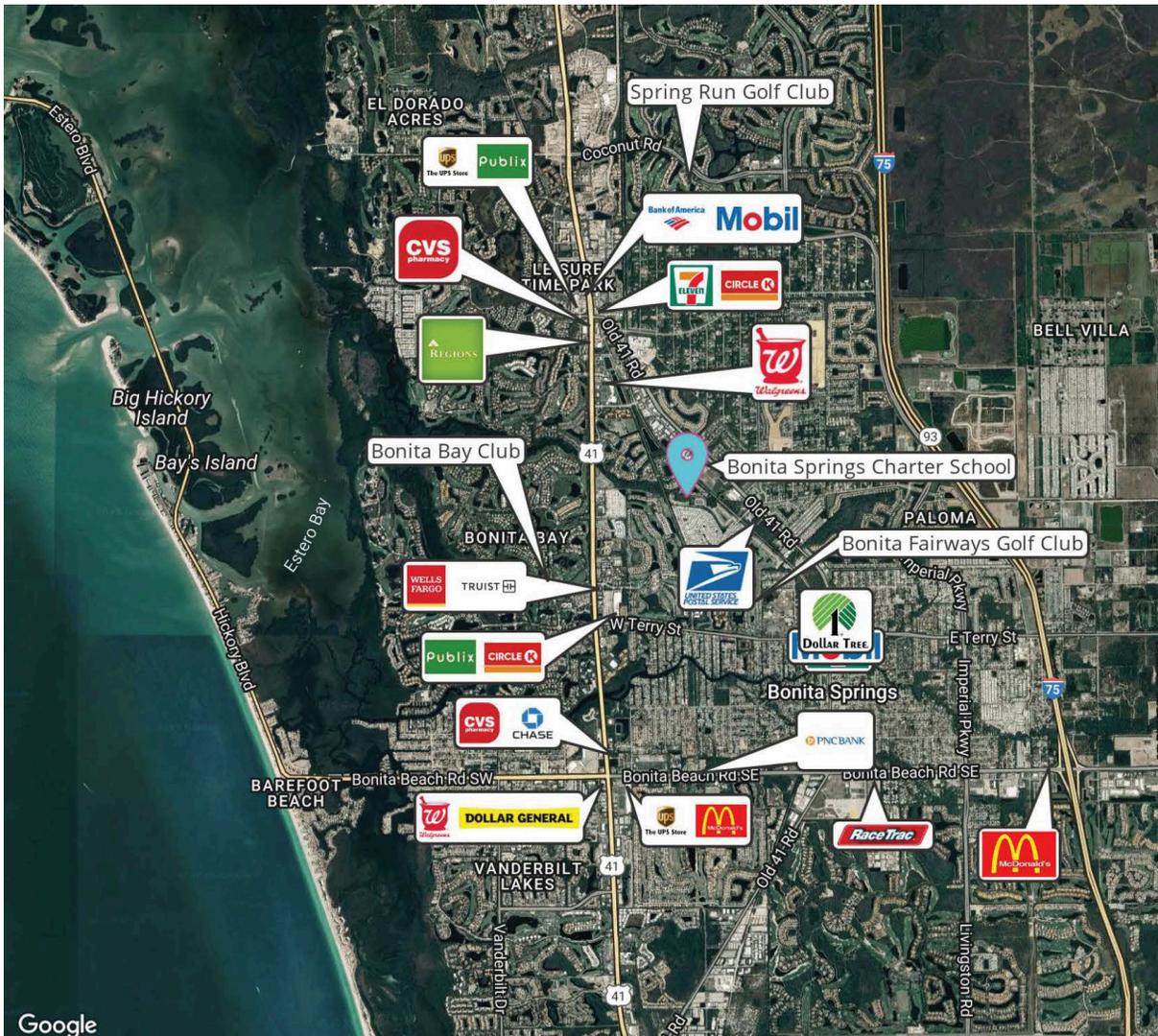




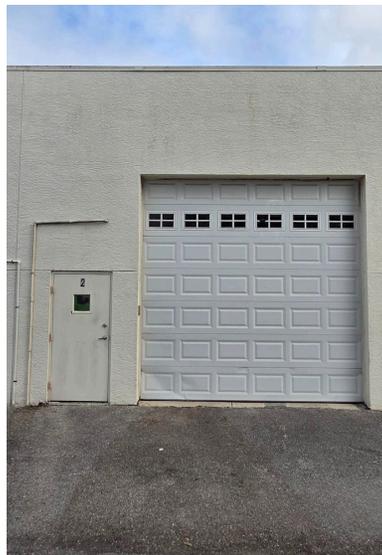
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