



**RARCO**  
INVESTMENT PROPERTIES

Developers • Brokers • Investment Consultants

Web Site: [www.rarco.com](http://www.rarco.com) • Email: [rarco@msn.com](mailto:rarco@msn.com)

6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



# 1361 Royal Palm Square Blvd. Frontage

## Prestress Concrete Construction

## One-Of-a-Kind Stand Alone Building

### Royal Palm Square Free-Standing Building



This is prime office location that is conveniently located on Royal Palm Square Boulevard near the intersection of Colonial, and McGregor Boulevards. It provides easy access to all points in Lee County, Cape Coral, Lehigh, downtown Fort Myers and I-75.

This building fronts Royal Palm Square Boulevard and has plenty of parking for clients with easy access.

Across from the YMCA facility and close to the Summerlin Crossings Publix Shopping Center, Key West Professional Offices has many lunch restaurants and shops nearby.

Call Steven Weisberg, Licensed Florida Real Estate Broker, Owner



Information Last Updated 03/20/2024

The information herein is believed to be true and correct but is not warranted by the Broker.

This offering is subject to prior sale, price change or withdrawal without notice.



**RARCO**  
INVESTMENT PROPERTIES

Developers • Brokers • Investment Consultants

Web Site: [www.rarco.com](http://www.rarco.com) • Email: [rarco@msn.com](mailto:rarco@msn.com)

6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



## Royal Palm Square Free-Standing Building Project Information

### **OWNERSHIP: YWT, LLC**

Address: 1361 Royal Palm Square Blvd.

City: Fort Myer

State: Florida

ZIP: 33907

Comments:

### **PROPERTY DESCRIPTION:**

Legal: PARL LOC IN NE 1/4 OF SEC AS DESC IN  
OR 3180 PG 3628 AKA PROP KEY WEST  
PROFESSIONAL CENTRE II BLDG G

Net Leasable Sq. Ft.: 9233'

Size in Sq. Ft.: 26,000

Frontage: 200'

Average Depth: 175'

Finish Floor El:

Flood Zone: X

Map Number: 12071C

### **TAX INFORMATION:**

STRAP Number: 03-45-24-p2-00060.0070

### **LISTING DATA:**

Offering Date: March 21, 2024

Offering Price: \$2,695,000.00

Price Per Square Foot: \$272

### **YOUR PERSONAL NOTES:**

Information Last Updated 03/20/2024

The information herein is believed to be true and correct but is not warranted by the Broker.  
This offering is subject to prior sale, price change or withdrawal without notice.