



2232 Altamont Ave

2232 Altamont Ave, Fort Myers, FL 33901



Vladislav Konatar

KONA REALTY

7082 Tamworth Pky, Sarasota, FL 34241

vlado@konarealtyteam.com

(941) 718-8293



2232 Altamont Ave

\$1,700,000

Property Overview
Location: Prime location just minutes from Downtown Fort Myers, offering easy access to a vibrant mix of retailers and restaurants.
Regional Connectivity: Only 43 miles from Naples, providing seamless access to the thriving Southwest Florida region.
Property Type: Office (Free-standing structure for enhanced privacy and operational flexibility).

Building Size: 7,900 SF.
Building Class: C.
Year Built: 1993.
Tenancy: Single tenant – Children’s Network of Southwest Florida, a non-profit agency dedicated to changing lives.
Building Height: 1 story.
Typical Floor Size: 7,900 SF.
Ceiling Height (Slab to Slab): 9’.
Building FAR: 0.19.
Lot Size: 0.94 acres.

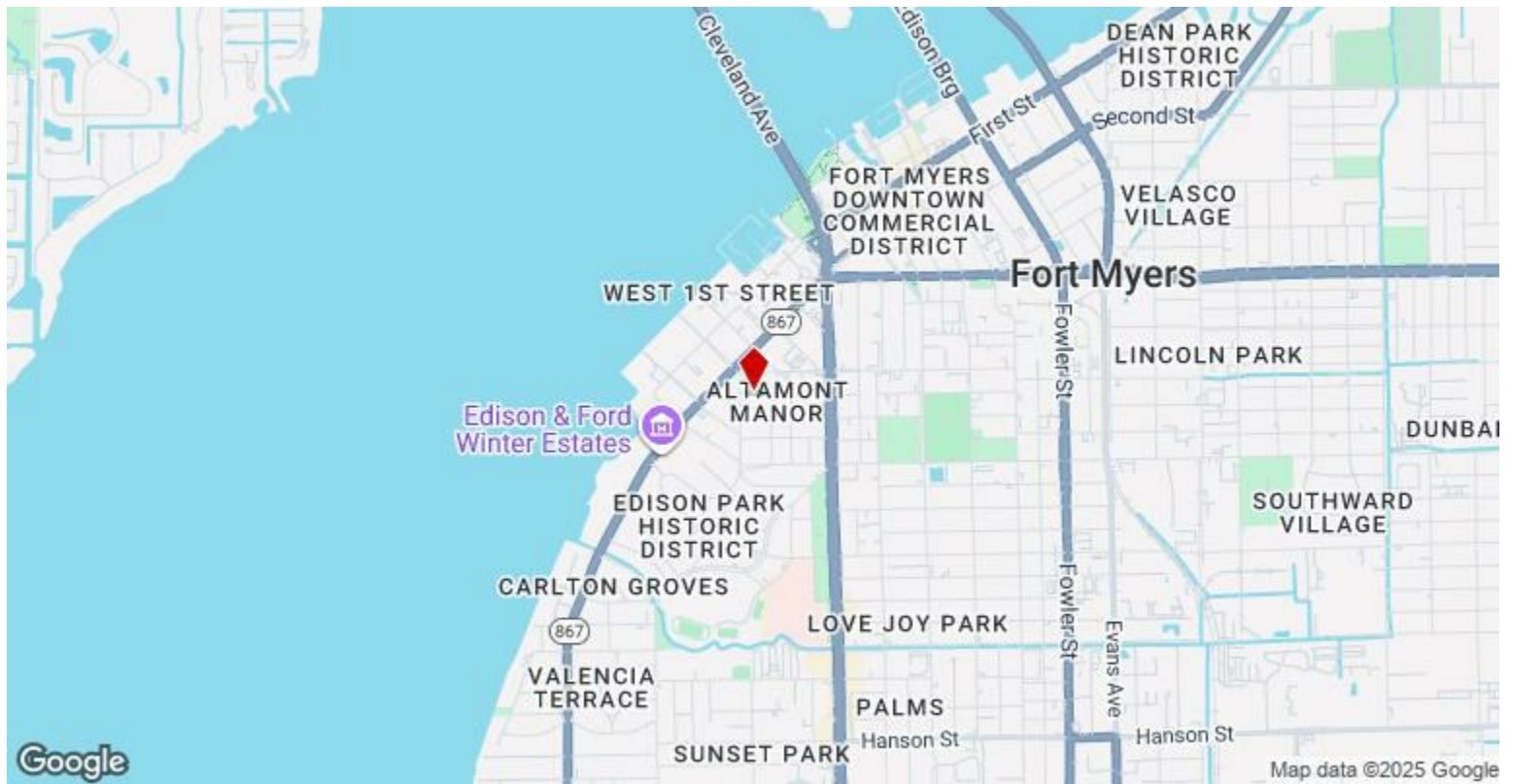
Zoning:...



Price:	\$1,700,000
Property Type:	Office
Building Class:	C
Sale Type:	Investment
Cap Rate:	6.39%
Lot Size:	0.94 AC
Gross Building Area:	7,909 SF
Rentable Building Area:	7,900 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1993
Tenancy:	Single
Parking Ratio:	4.3/1,000 SF
Zoning Description:	PO
APN / Parcel ID:	23-44-24-P2-0160A.0030

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Children's Network of Southwest - Florida, LLC		



2232 Altamont Ave, Fort Myers, FL 33901

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos

