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Customer Report - Commercial

Page 1 of 2



List Price:	\$495,235	Sold Price:	\$460,000
MLS#:	222054568	Status:	Sold (08/23/22)
Address:	9480 CORKSCREW PALMS CIR #6, ESTERO FL 33928		
GEO Area:	ES02 - Estero	Property Class:	Commercial
County:	Lee	DOM/CDOM:	12/33
Year Built:	2003	Property Use:	
Property ID:	34-46-25-E1-11101.0001	Trans Type:	Sale
Acres:	0.187	Comm Type:	Commercial Only
Frontage:	0	Tax Year:	2021
Depth:		Tax Amount:	\$2,535.91
Subj Prop. Sqft:	1,092	Business Est:	
Min. Subj Sqft:	1,092		
Max. Subj Sqft:	1,092		
Business Name:			
Property Type:	Office: Medical Offices		
Virtual Tour URL:			
Virtual Tour URL2:			
Legal Desc:	CORKSCREW PALMS DESC IN OR 4042/4046 PH 1 BLDG 101 UNIT 6		
Listing Broker:	MVP Realty Associates LLC		

Detailed Property Information

ML# 222054568

Property Information: Beautifully maintained, Estero medical office condo, ideally located on high-traffic Corkscrew Palms. Offered turnkey, this medical office features a lobby, reception area, 4 examination rooms, a waiting room, a triage area, and a bathroom. Bonus: Low HOA fees \$930/Quarter. Conveniently located only 12 miles from SWFL International airport and less than 20 miles from Naples Airport. Amenities include A/C, signage, natural light, reception area, plug & play, and Bus Line. This unit is a must-see. Zoned CPD medical/ office.

Location Desc: First Floor unit ideally located on high-traffic Corkscrew Palms in the heart of Estero.

Highlights: Features a lobby, reception area, 4 examination rooms, a waiting room, a triage area, and bathroom. Low HOA fees.

Heating:		Cooling:	
Heating Remarks:		Cooling Remarks:	
Open Parking Spcs:		Covered Prk Spcs:	
Waterfront:	No	Spaces/Units:	1
Acreage:	0.187	Income Cap Rate:	
Conf. Agrmnt Req'd:	No	Subject to FIRPTA:	No

Sale Includes: Building only, Equipment, Fixtures, Furniture

Amenities: Bus Line, Signage, Reception, Natural Light, Plug & Play, Air Conditioning.

Utilities Available: Trash Removal, Water

Additional Information

ML# 222054568

Rail:		Min Clear Ceiling Hgt:	
Number of Bays:		Fire Sprinklers:	
# Loading Doors:		Traffic Count:	
Elevators:		# Grade Level Doors:	
Power:		# Dock High Doors:	
Fenced Yard:		Loss Factor %:	

Tenant Information

ML# 222054568

Name	Sqft	Lease End Date	Name	Sqft	Lease End Date
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Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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