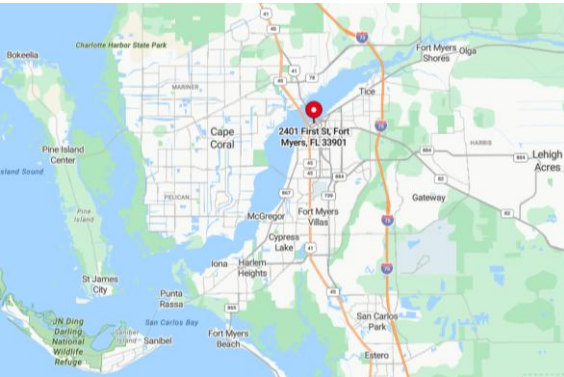




FOR SALE or LEASE – Great Live/Work Opportunity 2401 First Str., Unit 300, Fort Myers, FL 33901



OFFICE/CONDO UNIT | OCCUPIES 3rd Floor

Sale Price: \$895,000

Lease Price: \$12.50 PSF + \$7.00 CAM and

For the 1st year of the lease (6+) FREE Annual Parking Passes Included

Available Space: 5,874± SF

Year Built: 2005 (As shown on LeePA)

Zoning: U-CTR (Urban Center) – Permits Res/Comm Usage w/ Condo Association approval.



Property Description:

- Located in the Downtown River District of Fort Myers.
- Class “A” Office Condo Unit
- Newly remodeled with \$200,000+ in improvements
- Walking distance to restaurants, hotels, government offices and the courthouses.
- This unit has 24-hour controlled access.
- Street parking available or in 3 parking garages nearby.
- Has the rights for a rooftop terrace pre-approved by condo association for entertaining business parties and VIP guests.



Michael J. Frye, CCIM|CEO
Hall of Fame, Lifetime Achievement
(239) 281-0441
mfrye@ccim.net



Pam Bratton, CCIM
2025 CCIM SW FL District President
(239) 989-7077
pbratton@remax.net



For Sale or Lease | Office Condo Unit
2401 First Str., Unit 300



Michael J. Frye
(239) 281-0444

CCIM



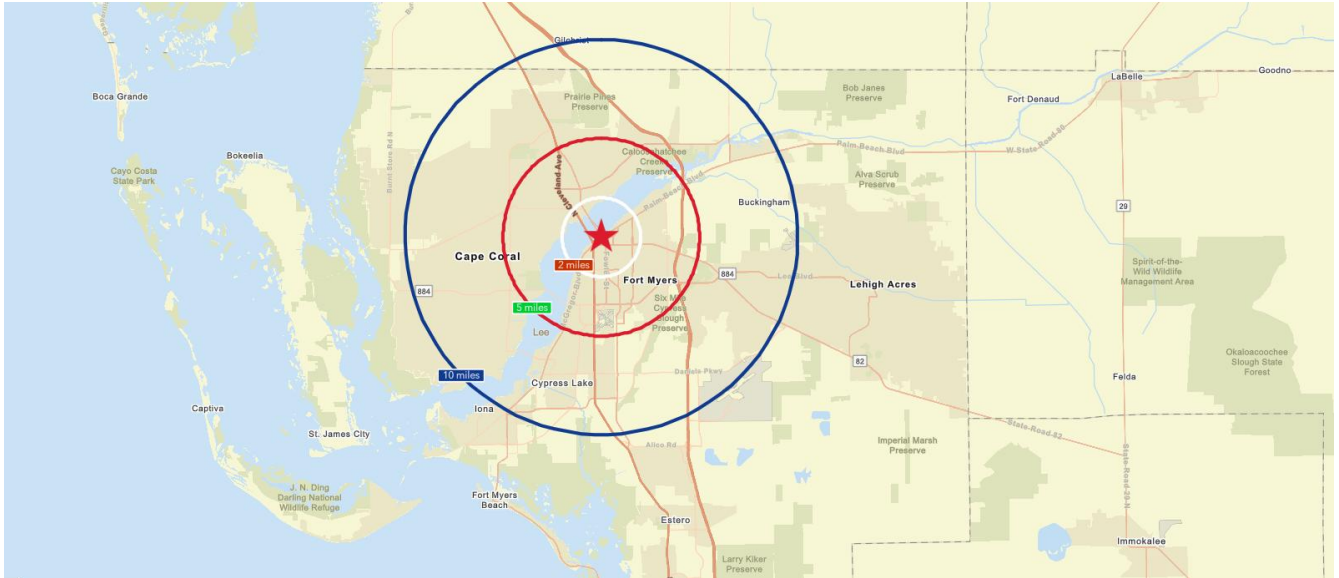
Pam Bratton
(239) 989-7077

CCIM

DEMOGRAPHICS

2401 First Str., Fort Myers, FL | Strap: 13-44-24-P4-03200.0300

	2 Miles	5 Miles	10 Miles
Total Population	25,081	157,472	489,019
Median Age	44.8	42	46
Total Households	11,089	65,152	203,207
Traffic Count	26,000 (2024) – Edison Bridge 46,000 (2024) – Caloosahatchee Bridge		



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljfrye.com

REMAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.

For Sale or Lease | Office Condo Unit
2401 First Str., Unit 300



Michael J. Frye CCIM
(239) 281-0441

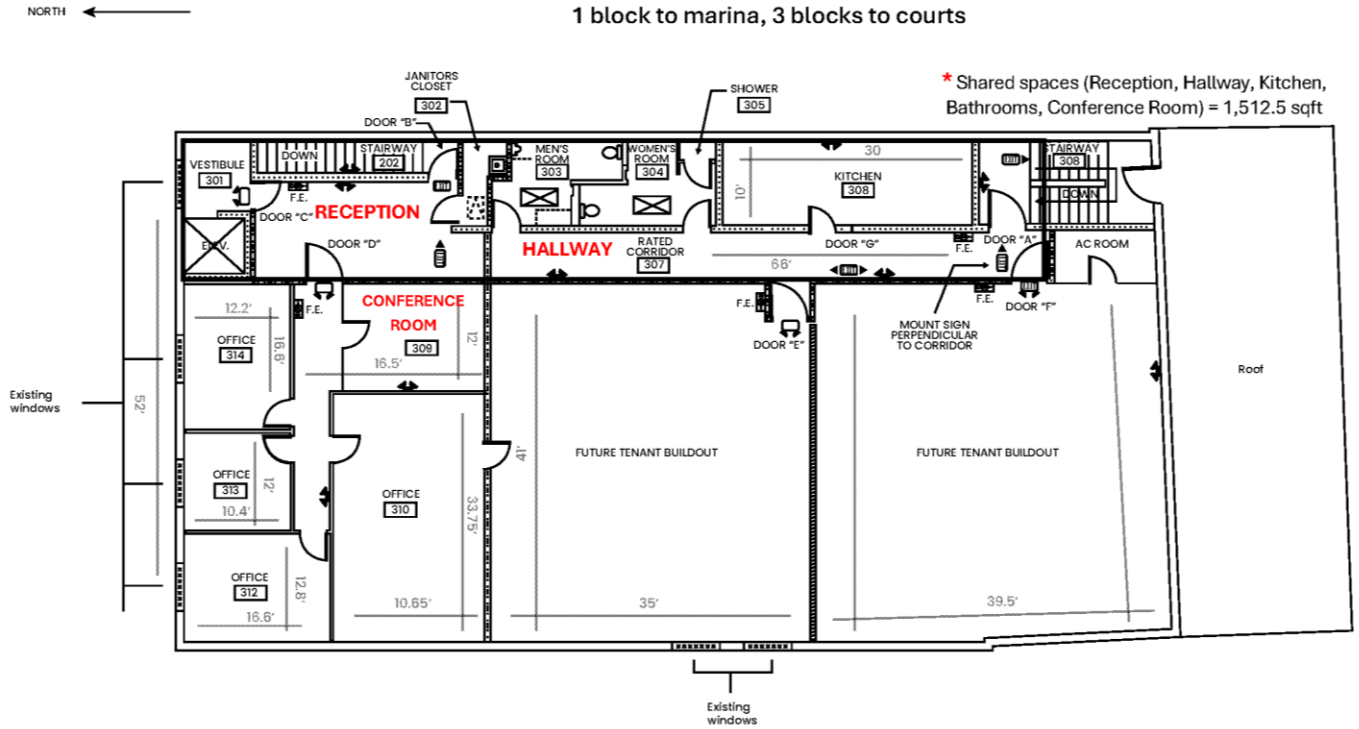


Pam Bratton CCIM
(239) 989-7077

2401 FIRST ST., Fort Myers

3rd Floor Condo

1 block to marina, 3 blocks to courts



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljfrye.com

REMAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.



Michael J. Frye CCIM
(239) 281-0441



Pam Bratton CCIM
(239) 989-7077

