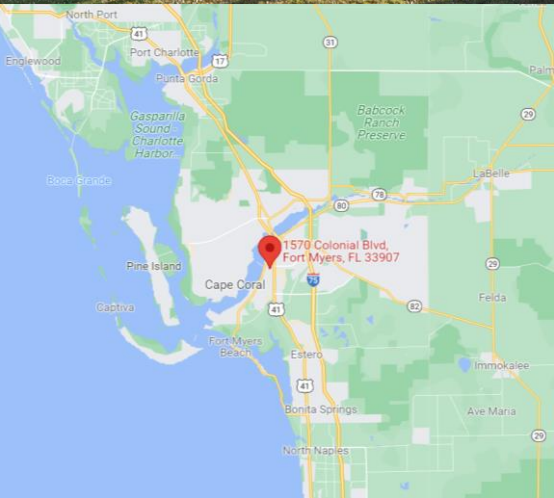




FOR SALE – Medical/Professional Office
100% LEASED

1570 Colonial Blvd., Fort Myers, FL 33907

Total Bldg Size: 4,071± SF (Free Standing Building w/ 2 Suites)

Purchase Price: \$990,000

Zoning: PO – Professional Office

Traffic Count: 54,000± per day (2020)

Strap #: 02-45-24-P1-00061.0020

02-45-24-P1-00061.0060

Year Built: 1962



Convenient location in the center of Fort Myers.

This property is located on Colonial Blvd. between Summerlin Road and US-41. Less than one mile from the Midpoint Bridge. Easily accessible from Cape Coral, downtown Fort Myers and I-75.

Suite A is currently leased (2,959± SF)

Suite B is currently leased (1,112± SF)

New parking lot on the side and in the back of building in 2019.

Suite A - New roof 2018 and new windows on entire building. Suite B new roof 2021.



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Frye Commercial Group
Commercial Specialist
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cfrye@fryecommercialgroup.com



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



For Sale – 4,071± SF
1570 Colonial Blvd.

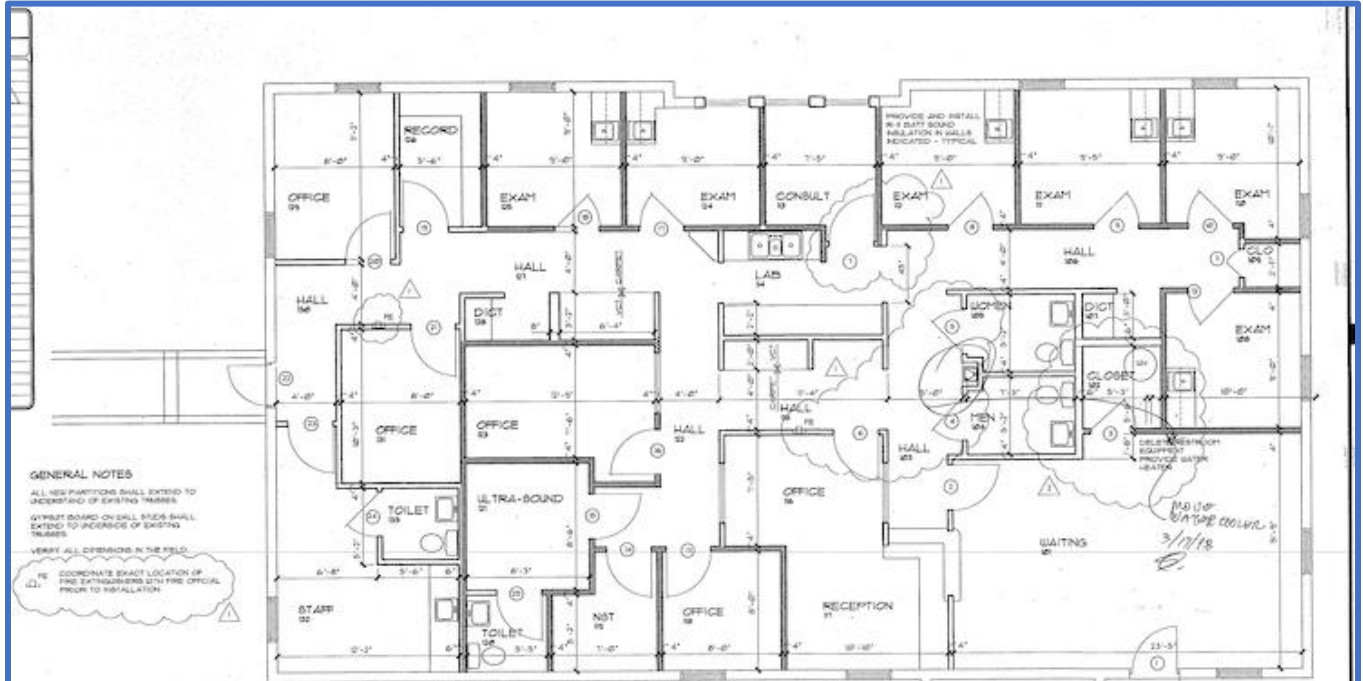


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Suite A – Medical Office Floorplan



For Sale – 4,071± SF
1570 Colonial Blvd.



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Suite A – Medical Office



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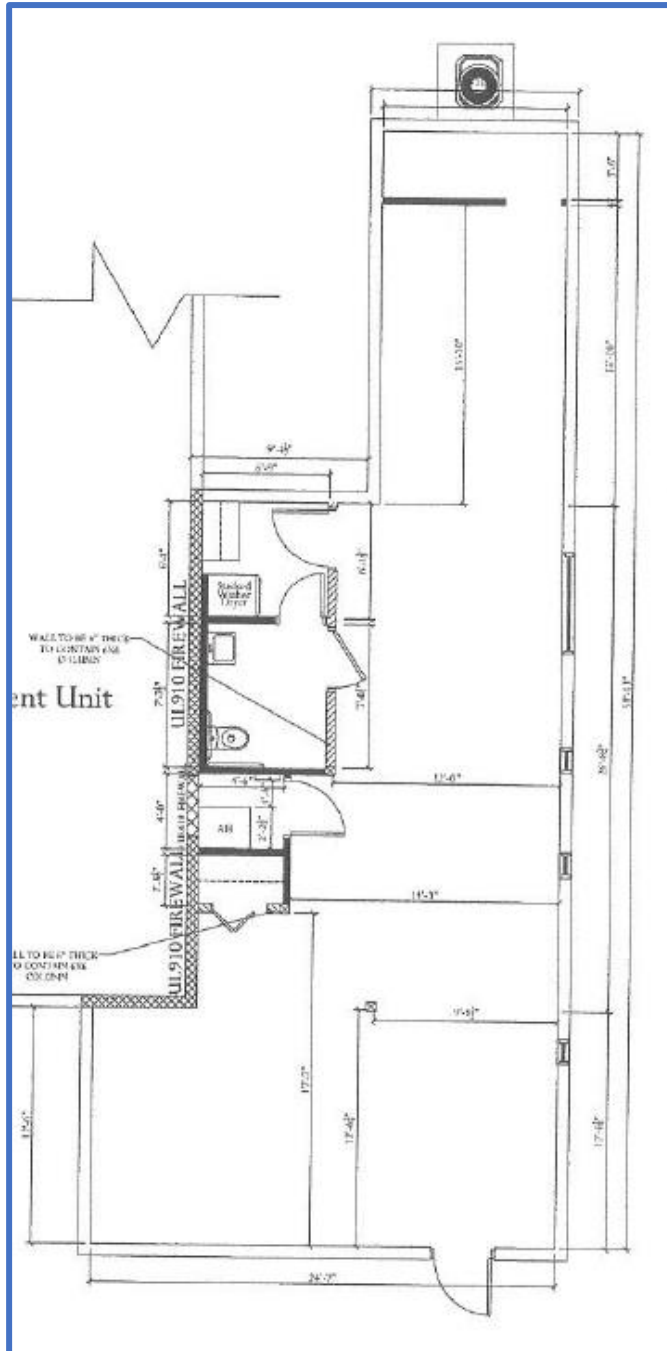


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Suite B – Pilates Studio Floorplan



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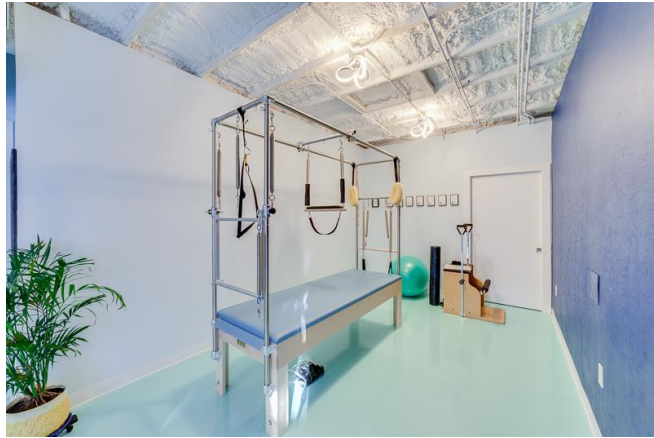


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Suite B – Pilates Studio



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