FOR SALE **15620 McGregor Blvd. Unit 100** Fort Myers, FL 33908





Property Highlights

The property is a well-maintained and professionally managed one story, office/medical condo building having 4 individually owned units. This end cap space is currently occupied by a medical marijuana doctor. The interior layout is optimum for several physicians to share the space. There are approximately 8 exam rooms, 3 or more office spaces, breakroom area, large reception area with built-in desks, main lab area, two half bathrooms and one full bathroom with shower stall, plenty of storage spaces and closets.

Address	15620 McGregor Blvd. #100	Zoning	CC
Sale Price	\$525,000	Exam Rooms	8
Price PSF	\$171.00	Offices	3
Unit	End Cap	Laboratory	1
Year Built	1987	Restrooms	3
Total Bldg. SF	3,071 SF	Units/Tenants	4
Occupancy	100%	Stories	1
Parking	3.70/1,000 SF	Submarket	S. Fort Myers/San Carlos

FOR SALE **15620 McGregor Blvd. Unit 100** Fort Musers El 22000

Fort Myers, FL 33908

3,071 SF Medical Office Condominium Sale Price: \$525,000

Aerial / Location Map

CUSHMAN & WAKEFIELD

ııIII

COMMERCIAL PROPERTY

SOUTHWEST FLORIDA



Demographics

	1 Mile	3 Mile	5 Mile
Population	9,120	45,291	108,626
AVG. HH Income	\$60,897	\$61,995	\$60,868
Households	4,788	22,540	54,310

Traffic Counts

McGregor Blvd.

San Carlos Blvd.

Gary Tasman CEO & Principal Broker +1 239 489 3600 gtasman@cpswfl.com



Gretchen Smith Director +1 239 489 3600 gsmith@cpswfl.com



16,000 AADT

14,500 AADT



5220 Summerlin Commons Blvd. Suite 500 Fort Myers, FL 33907 239 489 3600 www.cpswfl.com

Cushman & Wakefield | Commercial property Southwest Florida Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.