



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

Two Building Office Sale



2840 Winkler Ave / 4081 Center Pointe Dr
Fort Myers, FL 33916

FOR SALE

Property Highlights

Address 1	2840 Winkler Ave Fort Myers, FL 33916
Building Size	±5,689 SF
Zoning	C1
Parking	53 (surface spaces)

Address 2	4081 Center Pointe Dr Fort Myers, FL 33916
Building Size	±6,911 SF
Zoning	C1
Parking	77 (surface spaces)

Combined Details

Price	\$2,457,000
RBA (buildings combined)	±12,600 SF
Land Size (AC)	±2.12 AC
Land Size (SF)	±92,239 SF
Zoning	C1
Parking	130 (surface spaces)
Strap	31-44-25-P4-00400.0020



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2840 Winkler Ave Photos



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- Prime location with frontage on Winkler Ave
- Class B office space
- Fully built out with private offices, conference room, and kitchen
- Well maintained
- Central location with proximity to major thoroughfares

- Vinyl wood flooring throughout
- Kitchen with water hookups
- Transportation links, great proximity public transit
- Situated in a developing area
- ADA accessible entrance
- Ample Parking
- Steel horizontal shutters



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- Naturally lit welcoming entrance
- Large conference room/classroom
- Ingresses lighting
- Multiple entry and exit points
- New AC in 2022
- Kitchen with water hook-ups

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