



EDGEMONT OFFICE PARK

5633 NAPLES BOULEVARD
NAPLES, FL 34109

OFFICE BUILDING

FOR SALE



3,120 SF



OFFICE BUILDING FOR SALE

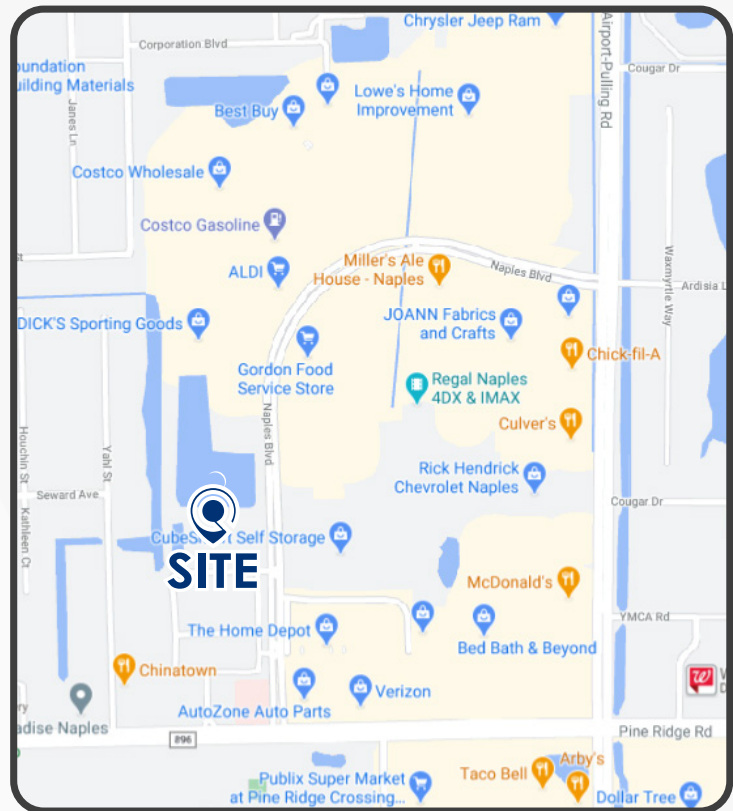


\$1,030,000

PROPERTY INFORMATION

Sale Price:	\$1,030,000
Building Size:	3,120 SF
Pine Ridge Road AADT:	49,500 CPD
Naples Boulevard AADT:	13,600 CPD
Parking Ratio:	3.24/1,000 SF

- Centrally located in Edgemont Office Park off of Naples Boulevard and Pine Ridge Road, surrounded by abundant amenities.
- Excellent ingress/egress from Pine Ridge Road & Airport-Pulling Road.
- Consists of seven private offices, three conference rooms, two multi-purpose bathrooms, a lobby, reception area, break room, copy room and two storage rooms.
- Freestanding building with adequate parking.
- Quarterly Association Dues: \$2,761.97.
- Property Taxes (2020): \$5,989.09.
- Ideal opportunity for non-medical professional users such as law firms, CPA, title company, wealth management, financial firms, marketing firms, etc.



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