

NAPLES OFFICE INVESTMENT

5278 GOLDEN GATE PKWY
NAPLES, FL 34116

FOR SALE



2,950 SF



MEDICAL OFFICE FOR SALE



\$950,000

PROPERTY INFORMATION

Sale Price:	\$950,000
CAP Rate:	4.70%
Type:	Medical Office
Total GLA:	2,950 SF
Building Class:	B
Zoning:	Commercial PUD
Year Built:	2001
Tenancy:	Multi
Parking Ratio:	3.73/1,000 SF
Golden Gate Pkwy AADT:	51,000 CPD
Santa Barbara AADT:	39,000 CPD

• Prime Naples investment opportunity located 2 miles from Exit 105 off of I-75! This fully leased multi-tenant office building has been completely remodeled from the interior and exterior and currently is leased to three tenants with two of those tenants at below market rate. Each unit is separately metered and has its own HVAC, separate electrical panel and all have their own bathrooms within each unit. Tenants are currently on Modified Gross leases and pay their own electric and telecommunications monthly. There is a professional management company that services the entire property and the owners are responsible for Quarterly Association dues that include water, sewer, trash, maintenance, management, security, lighting etc. New Roof, new exterior paint in 2021!

- Two new HVAC units
- Located within a Federally designated opportunity zone
- Exterior lighting and seal and striping done in 2021
- NOI - \$44,900
- Taxes - \$4,500 Association Dues: \$11,000 Annual

LQWEST.COM/OFFICE-INVESTMENT

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.



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TAMPA



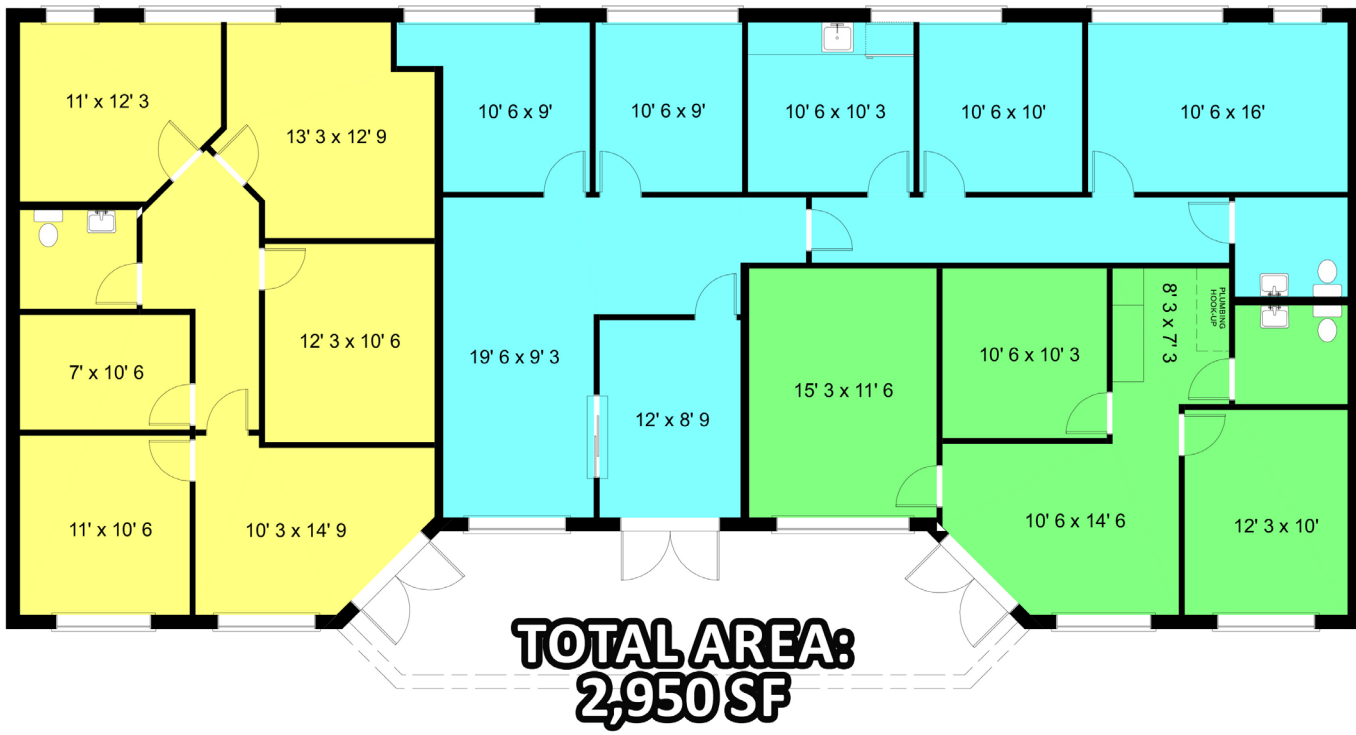
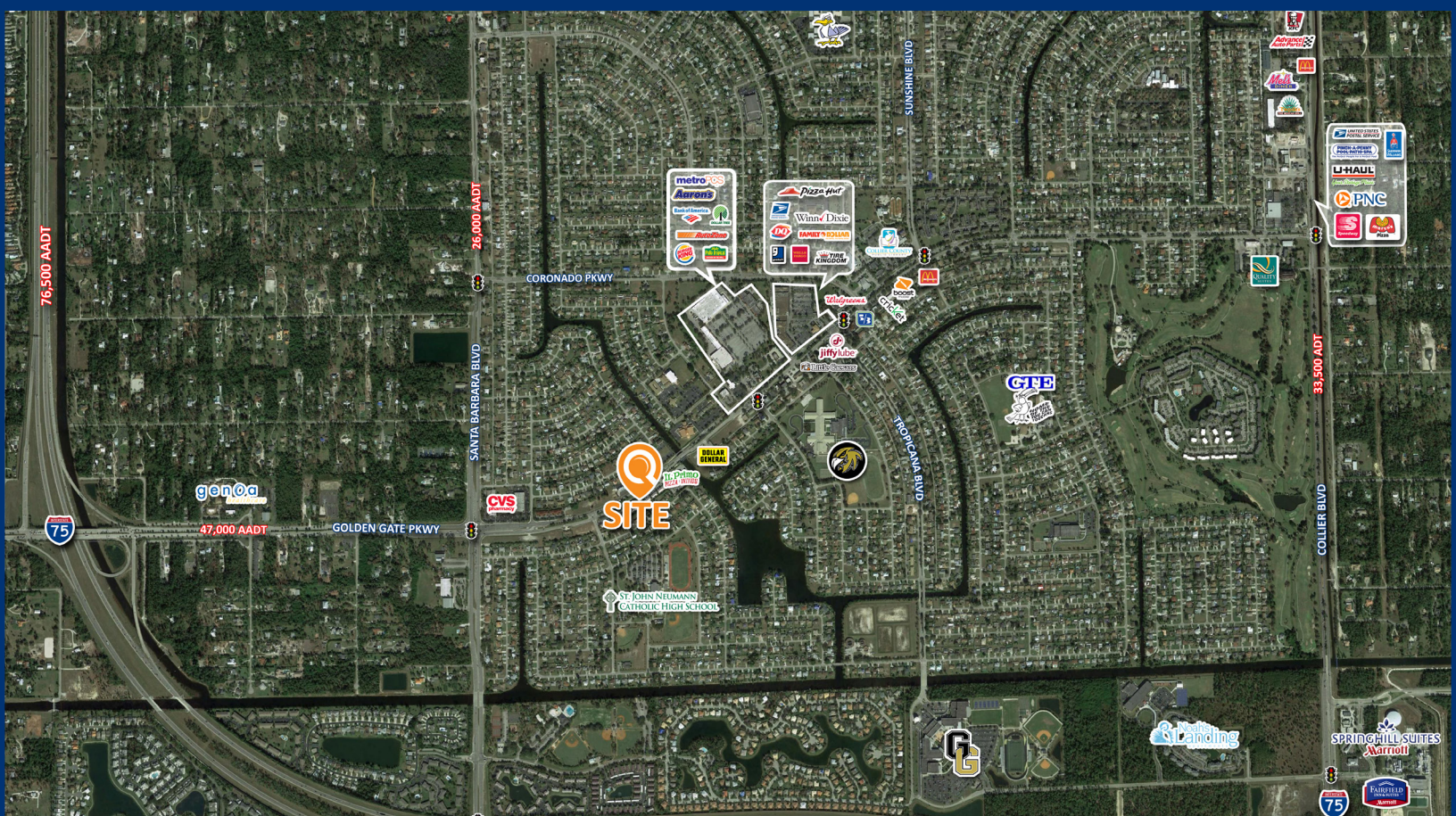
ORLANDO



FORT MYERS



NAPLES



SUITE 1	979 sq. ft.
SUITE 2	1223 sq. ft.
SUITE 3	738 sq. ft.