

9410 Fountain Medical Court, Units 100 & 103 | Bonita Springs, FL 34135

For Sale | \$261,459



Offering Highlights

- Mediterranean style medical office park
- Units of 1058sf or 1583 sf can be purchased separately or combined for a total of 2,641 sq feet
- Ready to be built out to your specifications
- 1st floor location, parking at the entrance
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FIRE SALE! \$99 PSF Medical/General Office Condo

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Investment Overview

Sale Price:	\$261,459
Building Size:	2,641 SF
Building Class:	A
Year Built:	2006
Zoning:	Medical
Cross Streets:	Bonita Beach Road

Property Overview

Property

FIRE SALE! PRICE REDUCED TO \$99 PER SQUARE FOOT!

Fountain Court is comprised of four 1 story buildings containing two units each and one 2 story building with six units. The Mediterranean styled complex features good quality CBS construction with hip roofs finished with barrel tiles. The units are approved for general and medical offices uses. The subject condo units are located on the first floor in the 2 story, #9410 building. There is a common lobby, elevator and interior stairwell. Unit 100 contains 1058 sq feet and is located in the SW corner of the building. Unit 103 contains 1583 sq feet and is located in the NW corner of the building. The units can be purchased separately or combined for a total of 2641 sq feet and are in grey shell condition ready for your custom build out.

2016 Property Taxes (pd in Nov) were \$1440 for Unit 100 and \$2153 for Unit 103. Quarterly Assn. dues are \$1616 for unit 100 and \$2343 for unit 103.

The Primary Market Area is an opportunistic target for a range of healthcare services.

- Within a 7 mile radius (9410 Fountain Medical Court at the epicenter), the population totals 126,059
- 66% are age 45+
- 40% are age 65+
- One in eight people 65+ has Alzheimer's Disease (13%)
- 669 licensed assisted living facility beds
- Median income of ages 55-85+ is \$62,500

Lee County is expected to have the 4th highest growth of Seniors in Florida for the next 25 years with over 432,000 seniors by the year 2040.

All impact fees for medical office use have been prepaid. This property is located on the main corridor between Collier and Lee County.

Location

Located just off Bonita Beach Road less than one mile east of US 41 in Bonita Springs.

Presented by

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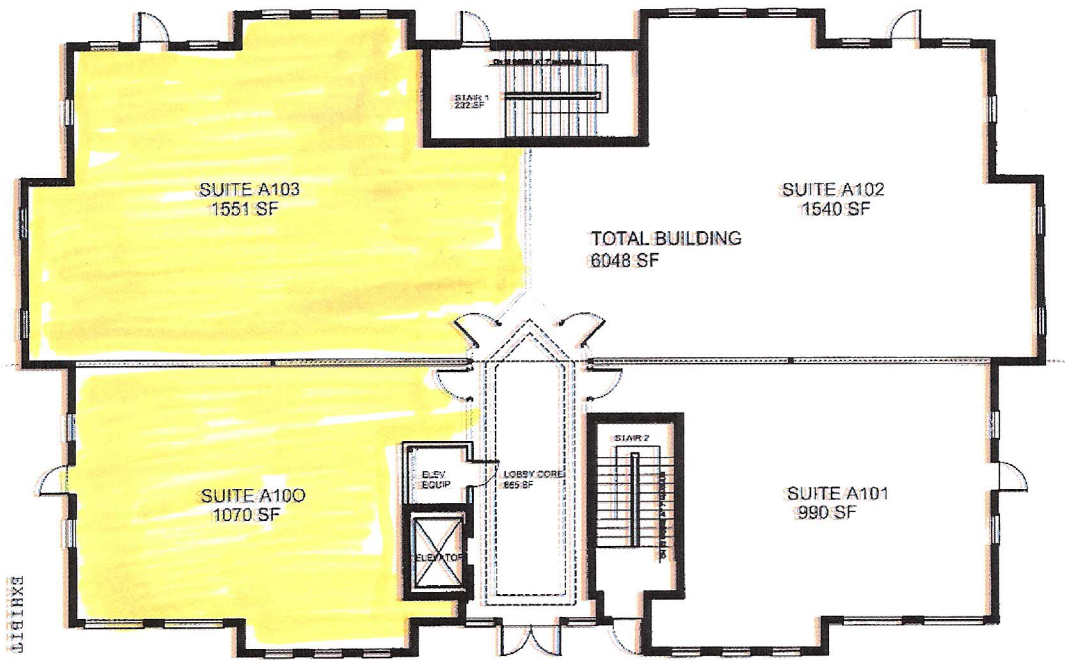


EXHIBIT B
1 of 6



FIRST FLOOR PLAN BUILDING A

Sizes are approximate +/-



View of the common lobby.



