

# 3949 EVANS AVE, CONDO UNIT 307B

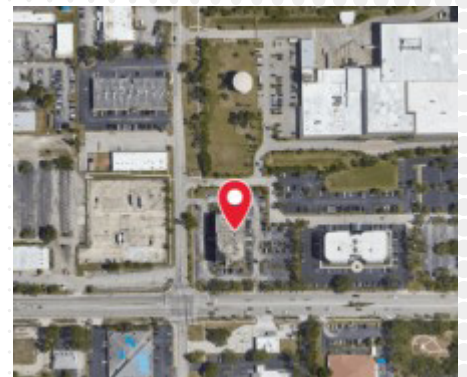
FORT MYERS, FL 33901

## Landmark Professional Building



### PROPERTY HIGHLIGHTS

- A 4 story professional office building in Fort Myers Florida
- Great frontage on Winkler Ave
- Available now with 3 rooms with bathroom and showers
- Private access on 3rd floor
- New flooring in main office
- New \$480M Lee Health hospital under construction within a 6 min. drive - anticipated opening 2028



### PROPERTY HIGHLIGHTS

Address	3949 Evans Ave Fort Myers, FL 33901	Condo Dues	\$10,308 / Annual
Sale Price	\$179,000	Parking Ratio	10/1,000 SF
Price / SF	\$146.00	Year Built	1975
Zoning	CI	Submarket	Fort Myers / San Carlos
Building Size	± 46,245 SF	Parcel ID	36-44-24-P2-00300.3070



**CUSHMAN & WAKEFIELD**

5220 Summerlin Commons Blvd., Suite 500 Fort Myers, Florida 33907

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA

**GARY TASMAN**  
CEO & Principal Broker  
+1 239 489 3600  
gtasman@cpswfl.com

**VANESSA TYLER**  
Associate Director  
+1 239 489 3600  
vtyler@cpswfl.com

# 3949 EVANS AVE, CONDO UNIT 307B

FORT MYERS, FL 33901

Suite 307B | 1,226 SF

Condo Price - \$179,000

Price / SF - \$146.00

Condo Dues - \$10,308



## SPACE HIGHLIGHTS

- **Newly Remodeled:** A warm and welcoming office space with new flooring.
- **Natural Lighting:** Condo features windows along 2 full walls giving abundant natural lighting.
- **Showers and Bathroom:** 3 showers and 2 stalls in unit.
- **Direct Access:** Private, side access offers the ability for employees to come and go with ease.
- **Directory:** Your company and location featured on main level so your clients can identify and find you.

