

TWO-BUILDING PORTFOLIO PRIME WHISKEY CREEK LOCATION

6208 & 6216 WHISKEY CREEK DRIVE, FORT MYERS, FL 33919

FOR SALE



FOR SALE \$2,275,000

ABOUT THE PROPERTY

Two freestanding buildings in Oak Hammock Office Park. Sold as a portfolio (one fully leased). High-end finishes in both and recently renovated. Numerous offices, conference room, reception/lobby, full kitchen and 2 baths in each.

Oak Hammock Office Park offers a central location with a park-like setting. Ideally situated within the College Parkway professional business district. There is easy access to both Fort Myers and Cape Coral destinations and is near numerous service businesses, shopping and restaurants.

PROPERTY FEATURES

- ▣ Year Built: 2005
- ▣ Utilities: Water & Sewer
- ▣ Sprinklered
- ▣ Zoning: CT - Commercial Tourist (Lee County)
- ▣ Property Use: Office

2021 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,358	65,095	156,681
# Households	6,866	31,445	72,768
Median HH Income	\$55,828	\$57,909	\$58,430
Median Age	50.7	50.7	51.5

JIM BOBACK, CCIM

Broker/Owner
C 239-565-2616 • O 239-466-7770
JB@BobackCommercialGroup.com
www.BobackCommercialGroup.com

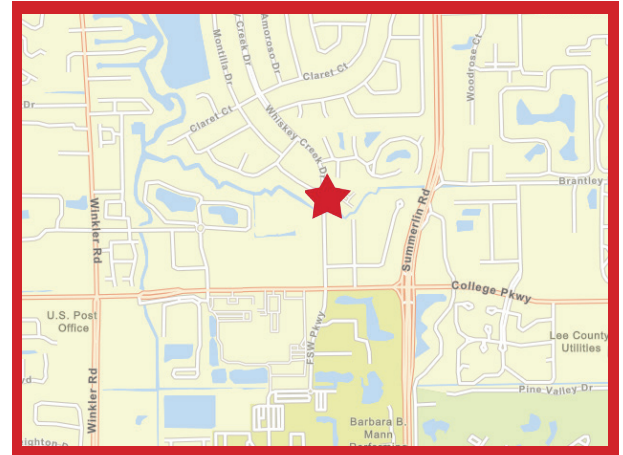
TWO-BUILDING PORTFOLIO

PRIME WHISKEY CREEK LOCATION

6208 & 6216 WHISKEY CREEK DRIVE, FORT MYERS, FL 33919

6208 WHISKEY CREEK DRIVE

- New 7-year lease to start April 1, 2022
- Building Size: 4,807 SF
- Lot Size: 6,605 SF
- Taxes: \$7,434.66 (2021)
- NOI: \$79,315
- CAP Rate: 6.6% at \$1,200,000
- Strap #: 15-45-24-00-00014.004D



JIM BOBACK, CCIM

Broker/Owner

C 239-565-2616 • O 239-466-7770

JB@BobackCommercialGroup.com

www.BobackCommercialGroup.com

TWO-BUILDING PORTOLIO

PRIME WHISKEY CREEK LOCATION

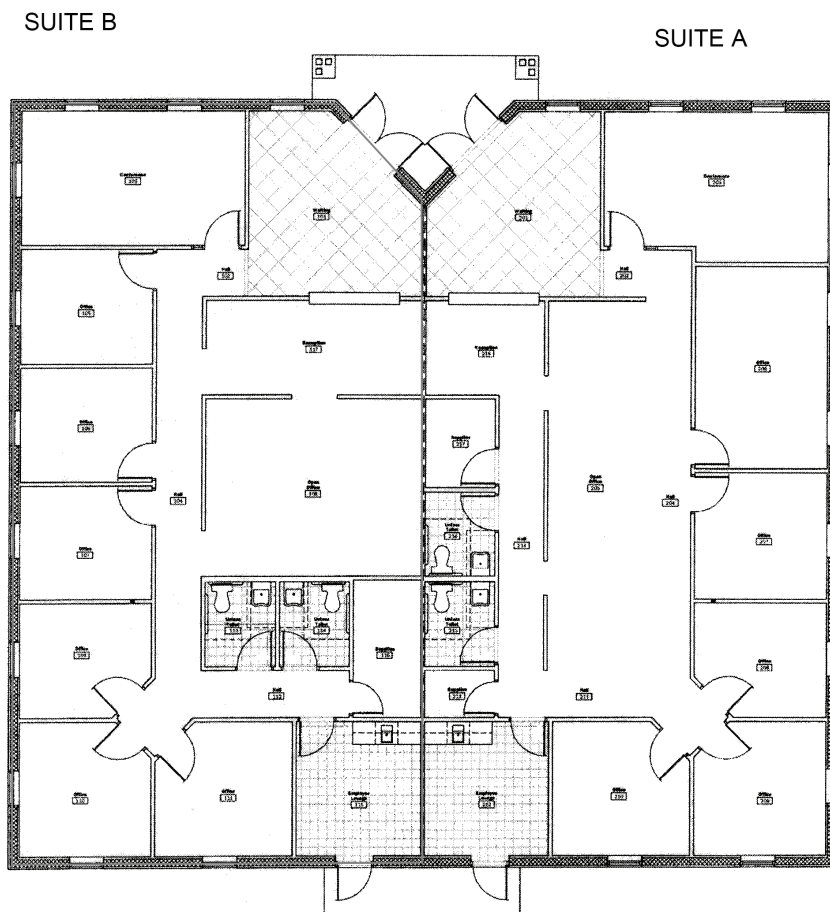
6208 & 6216 WHISKEY CREEK DRIVE, FORT MYERS, FL 33919

6216 WHISKEY CREEK DRIVE

This building has two lease spaces of 2,366 square feet (4,732 total SF) with one space currently occupied by the tenant who is moving and expanding into 6208 Whiskey Creek Drive. The other space is occupied by the seller who is building a new, larger facility. Both spaces are currently being marketed for lease.

- ▣ Building Size: 4,732 SF
- ▣ Lot Size: 7,132 SF
- ▣ Taxes: \$7,319.19 (2021)
- ▣ STRAP #: 15-45-24-00-00014.004E

FLOOR PLAN - 6216



JIM BOBACK, CCIM

Broker/Owner

C 239-565-2616 • O 239-466-7770

JB@BobackCommercialGroup.com

www.BobackCommercialGroup.com