

FOR SALE

2160 Colonial Blvd

Fort Myers, FL 33907

**Sale Price \$6,750,000**

Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present this owner user / investment opportunity in the heart of the highly sought-after S. Fort Myers/San Carlos submarket of Lee County. This single-story, 44,779-square-foot office building is now available for sale, offering a remarkable space for businesses looking to establish their presence in a thriving location. With CI zoning and open floorplan the property has a wide array of uses and potential.

Address	2160 Colonial Blvd Fort Myers, FL 33907
Sale Price	\$6,750,000
Price/sf	\$150.74
Year Built	1984
Building Size	±44,779 sf
Zoning	CI
Parking Ratio	2.09/1,000sf (97 Surface Spaces)
Frontage	±243' on Colonial Blvd



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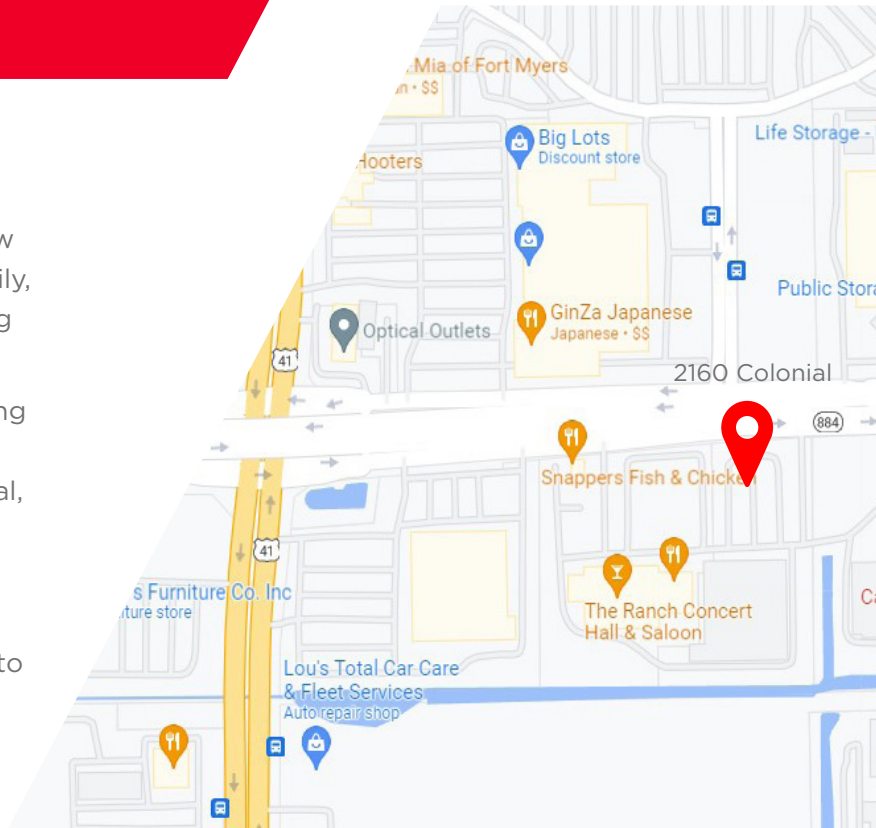
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Key Advantages

- **High Traffic Area:** Located in a heavily-trafficked area, this building benefits from the constant flow of potential customers and clients passing by daily, making it a prime spot for visibility and attracting foot traffic.
- **Versatile Use:** With its spacious layout and existing office infrastructure, this property offers versatility for various businesses, whether it be medical, professional services, or corporate offices.
- **Strategic Location:** The S. Fort Myers/San Carlos submarket is known for its business-friendly environment, excellent amenities, and proximity to major highways, making it a strategic choice for businesses seeking growth and success.



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Property Photos



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For Sale

Floorplans



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