

PIPER'S CROSSING CONDOS

MEDICAL/PROFESSIONAL OFFICE



FOR SALE

1213 PIPER BOULEVARD, NAPLES, FL 34110



LAST REMAINING UNIT

AVAILABILITY:

ADDRESS	BLDG	UNIT	SIZE (SF)	RE TAXES (2020)
1213 Piper Boulevard	400	201	2,002	\$3,894.91
1213 Piper Boulevard	400	UNDER CONTRACT	2,389	\$4,647.83
1217 Piper Boulevard	500	SOLD	2,002	\$3,894.91

PRICE: \$500,500

LOCATION: Just off the Immokalee Road and Airport Pulling Road intersection

YEAR BUILT: 2006

ZONING: C2 - Commercial (Collier County)

PIPER'S CROSSING

Rare medical/professional condo ideally-located 1.5 miles east of NCH North Naples Campus, at the intersection of Immokalee Road and Airport-Pulling Road. These vanilla shell condos allow for a complete customized build-out in a professionally managed office park. Ample parking surrounds the buildings on four sides. Within walking distance to retail and restaurant amenities.

CONTACT

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 Fort Myers, FL 33966
 1100 Fifth Ave. S, Suite 100
 Naples, FL 34102

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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HIGHLIGHTS

- General office or medical
- Opportunity for customized condo
- Ample parking in high traffic area
- North Naples Location
- Front & rear access to building
- Professional property management

CURRENT TENANTS

- Nephrology & Hypertension Specialists, Inc.
- Richichi Family Health
- Nationwide Insurance
- Women's and Children Physicians



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2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,780	51,854	127,307
EST. HOUSEHOLDS	4,377	24,739	59,877
EST. MEDIAN HOUSEHOLD INCOME	\$77,930	\$79,587	\$81,455

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1213 PIPER BOULEVARD, NAPLES, FL 34110
BUILDING 400



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