



COMMERCIAL

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FOR SALE | BRAND NEW MEDICAL OFFICE SPACE 3,478± SF | THE VILLAGE OF ESTERO



PROPERTY DESCRIPTION

- **Location:** 22904 Lyden Drive, Estero, FL 33928
- **S.T.R.A.P. #'s** 04-47-25-E4-54000.0010 & 04-47-25-E4-54000.0020
- **Total Size:** 3,478± SF (Units 1 & 2 Combined, Per Leepa)
- **Year Built:** 2022
- **Property Tax:** \$9,691.13 (2023 Combined)
- **Zoning:** CPD (Commercial Planned Development) Estero
- **Parking:** 50 Shared Surfaces Spaces

Comments: Coconut Trace Professional Center is a newly constructed multi-tenant professional building centrally located in Estero across from Coconut Point Shopping Mall, with easy access via US41 by turning east on Bulb Lane or Vanderberg Way. The FDOT reports an average daily traffic count of 58,000 in 2023.

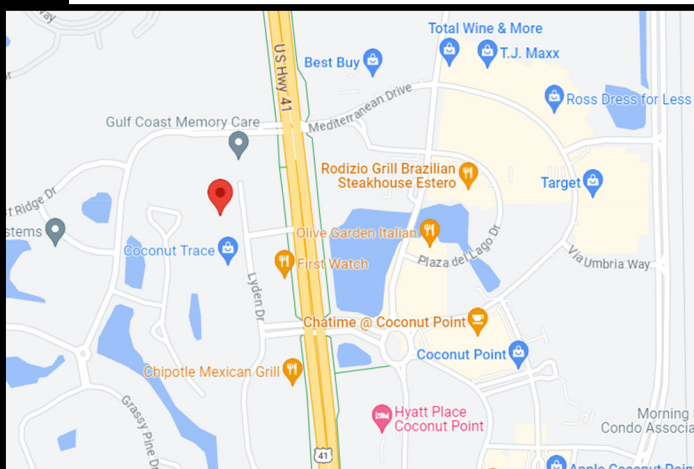
Unit 1-2 are available for sale and are currently being built out as medical office. The 3,478± SF space consists of a large reception and waiting area, 8 medical offices with water, a large procedure room, 1 private doctors office, 1 private office, a large breakroom, 3 restrooms, and janitors and supply closets.

Sale Price Reduced: \$1,750,000

*Please contact Ethan Schumacher at (239) 220-3042
to arrange a showing appointment.*

VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
Phone 239.489.3303

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