

**Unit Information:** Unit 10 is a fully air conditioned, 1,496 sq. ft. flex condominium. The unit is currently nicely built out and occupied by a long term tenant. Front entrance and rear roll up door allows for easy access to the space. Longer term tenant (since Feb. 2013), 2+ years remaining on current lease term.

**Location:** Taylor One is a 10 unit industrial building centrally located between Pine Ridge Road & Orange Blossom Drive at the SE corner of Taylor Road and J & C Boulevard.

## Notes:

Unit 9 (1,382/sf) also available For Sale @ \$449,150.00 (\$325.00/sf)

Showings by appointment only . . . **please do not disturb the Tenants!** 

Sale Price: **\$486,200.00** (\$325.00/sf)

Unit Size: 1,496/sf

Condo Assoc. Dues: \$5,096.20/yr (2025)

Property Taxes \$2,858.94 (2024)

Year Built: 1997

Parcel ID: 76470000208

Zoned: I - Industrial (Collier County)

## CRANDALL COMMERCIAL GROUP

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## FOR SALE: FLEX CONDO UNIT TAYLOR ONE

1750 J & C BOULEVARD

UNIT 10

NAPLES, FL 34109

- \* Investment Opportunity
- \* Occupied by Long Term Tenant
- \* 2+ Years Remaining on Current Lease Term
- \* Nicely Built Out Space
- \* One Bathroom
- \* Centrally Located
- \* Front & Rear Parking
- \* Large 14' Overhead Door
- \* Front & Rear Entrance
- \* Building & Front Door Signage Available
- \* Located on the SE corner of J&C Blvd. & Taylor Rd.

The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawals and price change without notice. Although the information is believed to be accurate, it is not warranteed and you should not rely upon it without personal verification.