



FOR SALE: FLEX CONDO UNIT TAYLOR ONE

1750 J & C BOULEVARD
UNIT 10
NAPLES, FL 34109

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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- * 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.