

IBS Investment Bank Pre-Finances Boutique Multi-Unit Office in Fort Meyers, Florida



Boutique Office in Fort Myers, Florida

May 2024: IBS Institutional Capital, an IBS Investment Bank sister company (IBS), is pleased to present a rare office asset to qualified buyers for discussion. The 10,000-square-foot, multi-building asset is located in the heart of the city, at 2130-2140 McGregor Boulevard, Fort Myers, FL 33901, and is approved for financing by IBS.

Investment Highlights

- **Limited Supply:** Fort Myers, recognized as the 6th fastest-growing city in the U.S., projects strong demand and limited comparable office assets in the submarket.
- **Location:** The two-story, multiunit site is situated directly on McGregor Blvd., within the downtown Fort Myers community redevelopment district.
- **Zoning:** U-CTR: Urban Center
- **Value-Add Opportunity:** The portfolio offers investors a significant upside below CPSF value for a rapidly growing regional destination in a thriving submarket.

Asset Approved for Financing

For interested buyers, the property is pre-approved for financing of up to \$1.4MM, with closing expected to occur within three weeks of receiving an executed contract and financing package. Cash buyers may be eligible for recapitalization for up to 50% LTC. The prefinancing period will close on May 15, 2024, at 5:00 PM (EST).

For further inquiry, contact:

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