



Developers • Brokers • Investment Consultants

Web Site: [www.rarco.com](http://www.rarco.com) • Email: [rarco@msn.com](mailto:rarco@msn.com)

6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



# 1361 Royal Palm Square Blvd. Frontage Pre-stress Concrete Construction One-Of-a-Kind Stand Alone Building Hurricanes Safe and out of the Flood Plain



Prime office location conveniently located on Royal Palm Square Boulevard near the intersection of Colonial, and McGregor Boulevards.

Across from the redeveloping Royal Palm Square. One block from Summerlin Crossings Publix Shopping Center, Easy walking distance to lunch restaurant's and shops nearby. Plenty of parking for clients. Easy access.



Information Last Updated 01/08/2025

The information herein is believed to be true and correct but is not warranted by the Broker.

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## Royal Palm Square Free-Standing Building Project Information

### **OWNERSHIP: YWT, LLC**

Address: 1361 Royal Palm Square Blvd.

City: Fort Myer

State: Florida

ZIP: 33907

Comments:

### **PROPERTY DESCRIPTION:**

Legal: PARL LOC IN NE 1/4 OF SEC AS DESC IN  
OR 3180 PG 3628 AKA PROP KEY WEST  
PROFESSIONAL CENTRE II BLDG G

Net Leasable Sq. Ft.: 9233'

Size in Sq. Ft.: 26,000

Frontage: 200'

Average Depth: 175'

Finish Floor El:

Flood Zone: X

Map Number: 12071C

### **TAX INFORMATION:**

STRAP Number: 03-45-24-p2-00060.0070

### **LISTING DATA:**

Offering Date: April 1, 2024

Offering Price: \$2,595,000.00

Price Per Square Foot: \$259

**Call Steven Weisberg Broker Owner**

### **RARCO Investment Properties**

6208 Royal Palm Square Boulevard

Fort Myers, 33919

239-939-0033

### **YOUR PERSONAL NOTES:**

Information Last Updated 01/08/2025

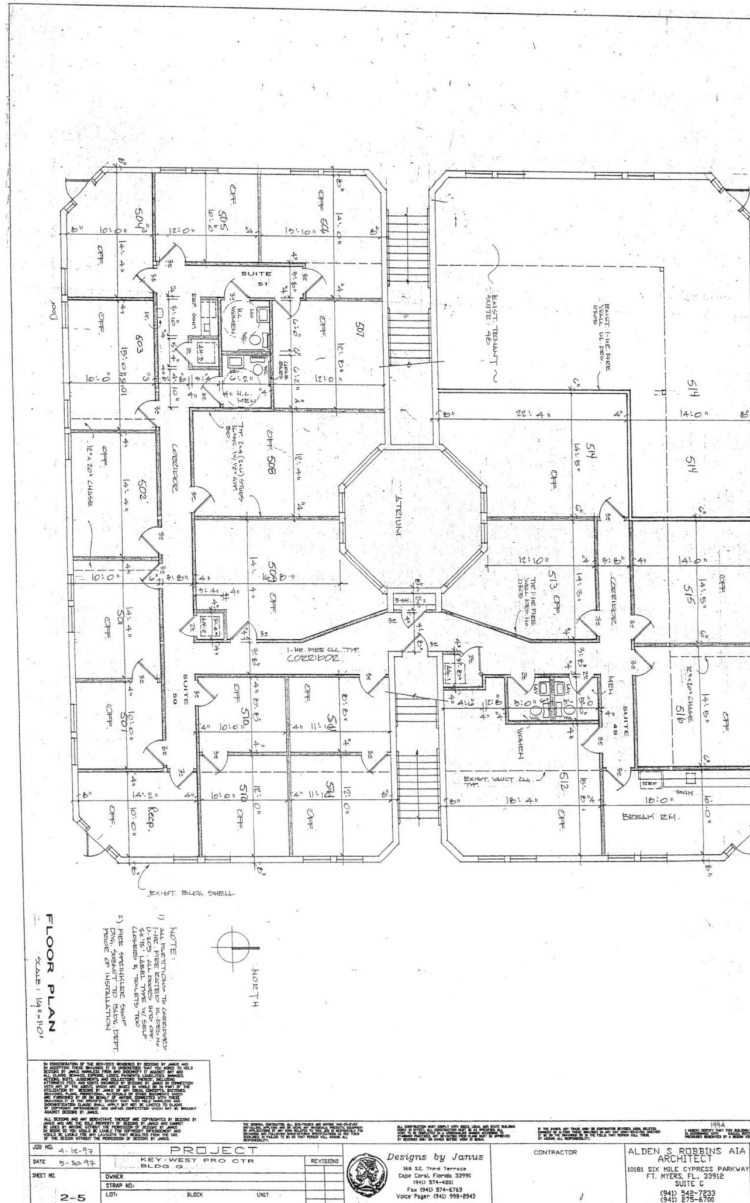
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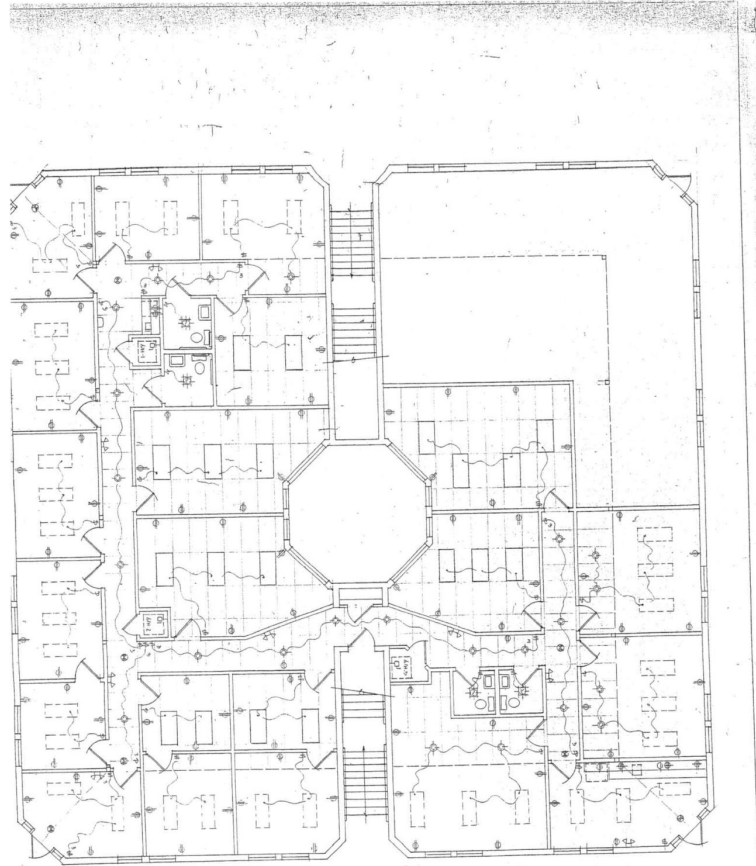
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<p><b>PROJECT</b>          NEW WEST PRO CTR          WLDG 2</p>		<p>DESIGNED BY  <b>James</b>          100 E. New Haven          Clear Creek, Florida 33996          (813) 371-0001          Fax (813) 371-0002          Voice/Fax (813) 371-0003</p>	<p>CONTRACTOR  <b>ALDEN S. ROBBINS AIA</b>          ARCHITECT          10081 SIX HOLE CYPRESS PARKWAY          FT. MYERS, FL 33902          SUITE C          (813) 338-2500</p>
<p>DATE: 1/20/05          DRAWN BY: JED          CHECKED BY: JED</p>	<p>REVISIONS</p>	<p>5-5</p>	

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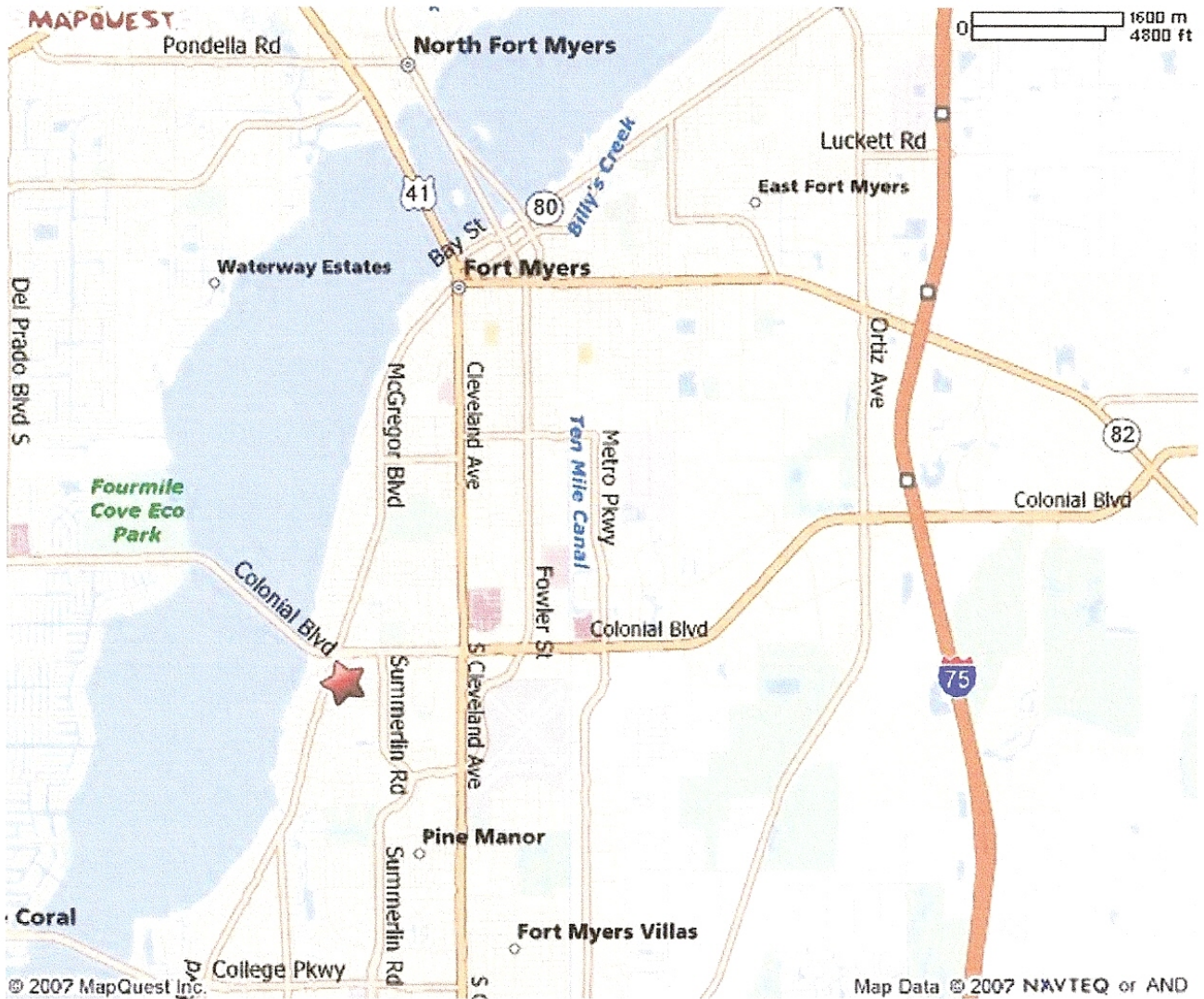
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