



**FOR SALE:
FLEX CONDO UNIT
TAYLOR ONE**

1750 J & C BOULEVARD
UNIT 9
NAPLES, FL 34109

Unit Information: Unit 9 is a fully air conditioned, 1,382 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. Long term tenant (since Feb. 2013) in place, recently signed 5 year renewal.

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 10 (1,496/sf) also available For Sale @ \$486,200.00 (\$325.00/sf)

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

Sale Price: **\$449,150.00** (\$325.00/sf)
Unit Size: 1,382/sf
Condo Assoc. Dues: \$4,707.88/yr (2025)
Property Taxes \$2,641.09 (2024)
Year Built: 1997
Parcel ID: 76470000185
Zoned: I - Industrial (Collier County)

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- * Investment Opportunity
- * Occupied by Long Term Tenant
- * Recently Signed 5 Year Renewal 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.