

**FOR SALE | CLANCEY'S RESTAURANT**  
**McGregor Blvd. at Winkler Road**

**“Turn - Key”  
Restaurant**



**PROPERTY DESCRIPTION**

- Location: 11451 & 11481 McGregor Blvd., Fort Myers, FL 33919
- S.T.R.A.P. #'s: 10-45-24-00-00016.0000 & 10-45-24-00-00030.0000
- Property Taxes 2017 Combined: \$3,897.42
- Zoning: CPD (Commercial Planned Development) Lee County
- Building Size: 2,746± SF, which includes a 360± SF Walk-In Cooler & Freezer
- Land Size: 18,824± SF
- Year Building Built: 1940
- Year Clancey's Established: 1977
- Seating: 109
- Parking Spaces: 36
- Utilities: All available to the site.
- Signage: Pylon Signage

**Comments:** This local landmark and famous restaurant is available for sale. Built in 1940 this restaurant location has been a local meeting place between Fort Myers and Fort Myers Beach from the beginning. Ownership changed over the years and the restaurant became Clancey's, an Irish Restaurant and Pub in 1977. Located on McGregor Blvd., at the intersection of Winkler Road, the restaurant has excellent demographics with a total population of 168,600 within a five mile radius.

**SALE PRICE: \$575,000**

**Price Includes Real Estate & Furniture Fixtures & Equipment**

**Please do not disturb the patrons or the employees**

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