



COMMERCIAL

For More Information Contact:

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.23± ACRE BEACH FRONT PROPERTY WITH ADDED INCOME | FORT MYERS BEACH



PROPERTY DESCRIPTION

- **Location:** 61/65 Avenue C., Fort Myers Beach, Florida 33931
- **S.T.R.A.P. #:** 19-46-24-W4-0070D.0110
- **Land Size:** .23 ± Acres (9,860± SF) - 194'x 50'
- **Zoning:** DOWNTOWN & EC (Environmentally Critical)
City of Fort Myers Beach

Comments: Located approximately 50 feet from the Lani Kai Resort and walking distance to Margaritaville and Time Square, this .23 acre beach front property is uniquely positioned for great things. This former restaurant location now offers a food truck and the continued renting of jet ski's, banana boats, beach chairs and umbrella rentals. The three tenants currently bring \$100,000 gross income per year. Last but not least, the property has approximately 50' of frontage on Fort Myers Beach.

ASKING PRICE: \$4,500,000

**VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
Phone 239.489.3303**

This is not intended to solicit property already listed. All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy and is subject to errors, omissions, withdrawal, changes or other conditions without notice.



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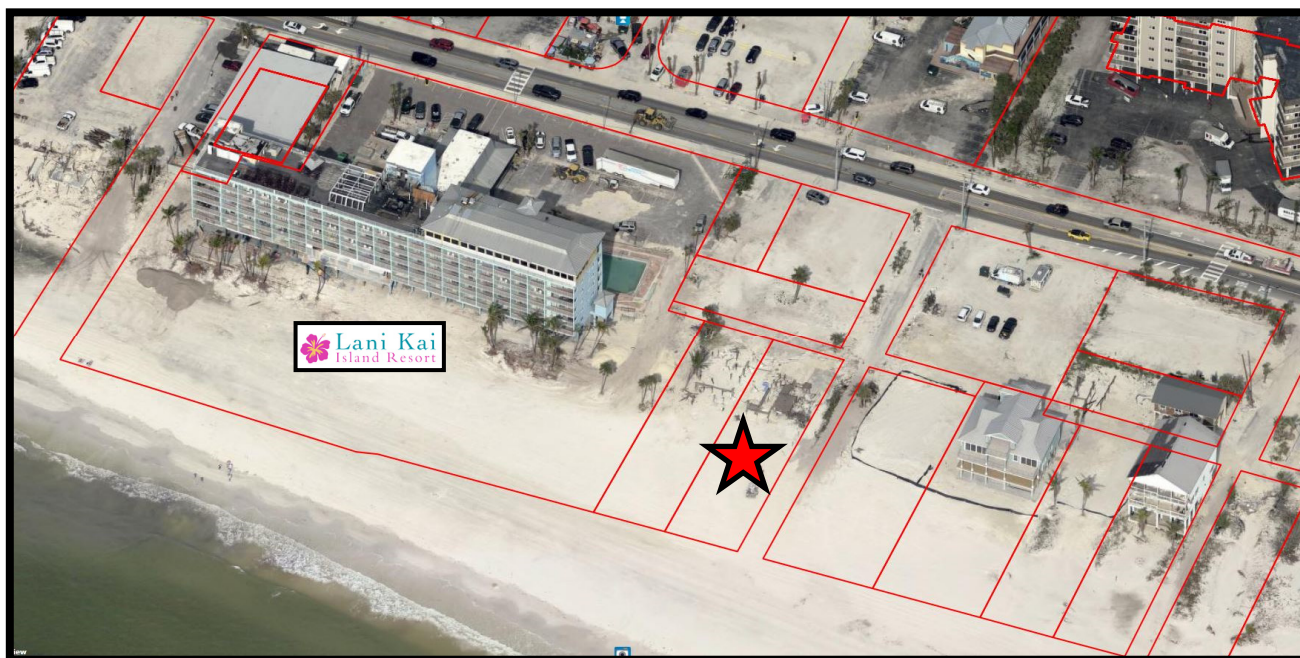
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