



LOCATION: 1901 Estero Boulevard, Fort Myers Beach, FL 33931

STRAP #: 19-46-24-W4-0090B.0080

ZONING: C1 - Commercial

UTILITIES: City Water & Sewer

SIZE: Building 8,283± SF
Land .32± Acre

TRAFFIC COUNTS: 16,600 AADT 2008

PRICE: \$1,460,000

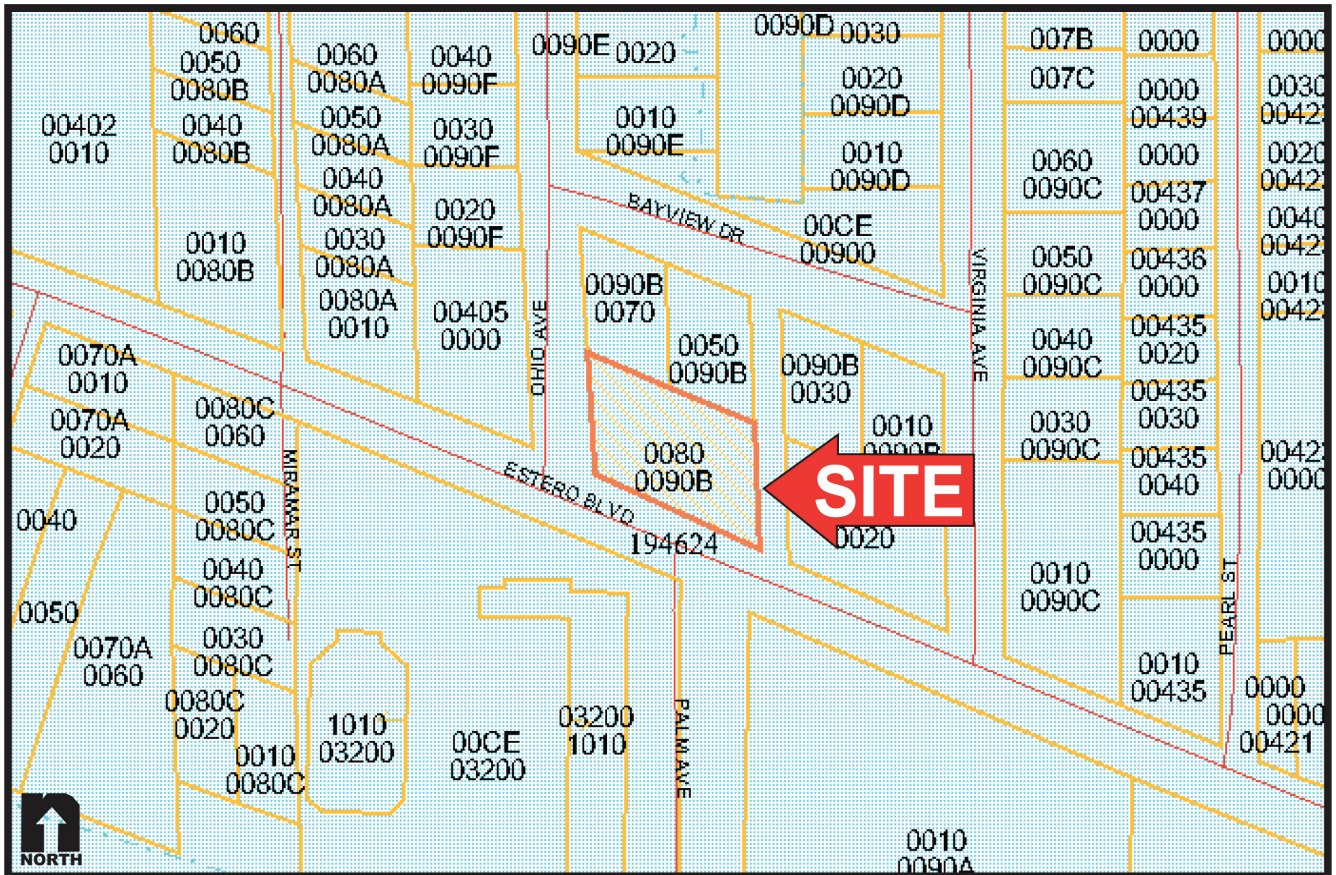
2009 TAXES: \$11,817.17

COMMENTS: 8,283± SF multi-tenant retail building with frontage on Estero Boulevard. Restaurant on second floor with views of the Gulf of Mexico. Private parking. Located in the heart of Fort Myers Beach main shopping area. Walking distance to the gulf beaches, condos and hotels. Tenants on month-to-month leases below market rent. Building has been fully renovated. CALL FOR FURTHER DETAILS.

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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

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