

Fort Myers Beach Restaurant/Bar/Market Available for Lease



LOCATION: 17650 San Carlos Blvd., Fort Myers Beach, FL 33931

STRAP #: 07-46-24-00-00013.1030

ZONING: C2 Commercial

SIZE: 13,821 \pm SF Building on 3.71 \pm Acres

UTILITIES: County Water & Sewer

PRICE: \$20,000 Monthly NNN + Sales Tax

COMMENTS: Freestanding, Olde Florida Style building with cathedral ceilings, nice wood decor, automatic double entrance and exit doors, 4 handicap restrooms, 8,000 \pm SF retail area, 6,000 \pm SF restaurant area, private dining area, 2 kitchens, separate entrances and multi-zoned HVAC. Built in 2006. Private striped and paved parking lot with 100 \pm spaces, double driveway entrance, nicely landscaped. Furniture, Equipment and Wares available for Sale at \$350,000. (See the Virtual Tour at <http://fusion.realtourvision.com/608586>)

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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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8,000± SF Market / Retail Area



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6,000± SF Restaurant / Bar / Private Dining



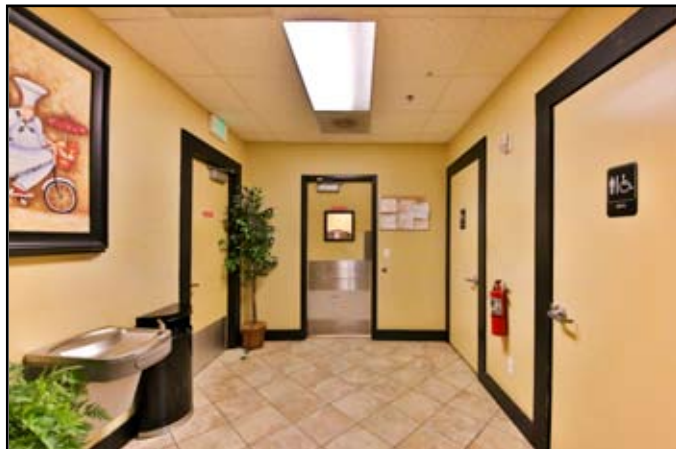
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Kitchen / Prep / Service Areas



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Loading Docks / Handicap Facilities / Patio / Signage



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3.71± Acres / Ample Parking / Dual Access
San Carlos Blvd Frontage



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