

$1,500,000

COMMERCIAL

2450 Estero BLVD

2450 Estero Boulevard, Fort Myers Beach, Florida, 33931, United States

Property Details

Type	**Commercial**
MLS #	**2026002176**
View	**Gulf, Landscaped, Partial Buildings, Water**
Lot size	**0.23 acres**
Neighborhood	**FB02 - Crescent Street to Gulf B**
Subdivision	**SEAGRAPE**

Description

Prime commercial corner lot located in Fort Myers Beach, positioned at the high-visibility intersection of Estero Boulevard and Chapel Street. This 100 x 100 site (.23 acres) is situated in Block A of the Seagrape Subdivision (Plat Book 4, Page 17) and offers exceptional exposure along Fort Myers Beach’s primary commercial and traffic corridor. The property’s corner configuration supports efficient access and strong visibility, making it well-suited for Retail, Restaurant, Residential, and Office uses, subject to zoning and local approvals. A 2014 boundary survey is available. The building image shown is a conceptual rendering intended to illustrate development potential only; no structures are currently on site. This offering presents a rare opportunity to acquire commercial land on Estero Blvd, surrounded by established businesses, beach access points, and year-round tourism demand. Ideal for investors, developers, or owner-users seeking a strategic commercial site on Fort Myers Beach with long-term redevelopment and income potential. Buyers to verify zoning, permitted uses, and development requirements with local authorities. Consider the possibilities- 2 beautiful single family residences with room for pools on each property. What do you think would be the highyest and best use of this property for you?