

$689,000

RESIDENTIAL

12070 Siesta DR

12070 Siesta Drive, Fort Myers Beach, Florida, 33931, United States

Property Details

Type	**Residential**
MLS #	**2025026328**
View	**Canal**
Waterfront	**Canal**
Lot size	**0.44 acres**
Neighborhood	**FM12 - Fort Myers Area**
Subdivision	**SIESTA ISLES**

Description

Rare opportunity to own a duplex-zoned waterfront lot in the highly desirable Siesta Isles boating community, which allows non-restricted vacation rentals. There is no HOA, allowing you the freedom to enjoy your property to the fullest without restrictive rules or fees. Enjoy quick access to Fort Myers Beach by land or reach the Gulf of Mexico by boat in minutes. Siesta Isles offers deep-water, unrestricted boating with no bridges, making it ideal for serious boaters. The property features a newly constructed 80’ finger pier dock with nearly 200’ of total dockage. Dock amenities include two power pedestals with 50/30/20 amp service and water. Bonus the dock is currently income producing, there are three vessels that are currently leasing the dock. A pre-approved building permit for a duplex is in place, with building plans and pro forma included in the sale and available upon request. This is an exceptional opportunity for development, short-term rental income, or a waterfront investment in one of the area’s most sought-after neighborhoods.