

$1,900,000

COMMERCIAL

1100 Main ST

1100 Main Street, Fort Myers Beach, Florida, 33931, United States

SWFLAMLS

Property Details

Type	**Commercial**
MLS #	**225021748**
View	**Bay**
Waterfront	**Bay**
Lot size	**0.65 acres**
Neighborhood	**FB06 - San Carlos Island**
Subdivision	**ACREAGE**

Description

PRICE REDUCTION PRIME FORT MYERS BEACH WATERFRONT INDUSTRIAL/COMMERCIAL LAND. Located at the foot of the Matanzas Pass Bridge, the 0.62 acre property boasts 280 feet of frontage along Matanzas Pass and is located in the San Carlos Island water-dependent overlay zone. Additionally, with it's location, it falls under the purview of the federally maintained and regulated channel located along Ostego Bay/Matanzas Pass. There is a submerged land lease of 9,969 sq. ft. Although zoned as industrial, the property has redevelopment opportunities for future use. The property was formerly used by Olsen Marine, a boat service and repair company, which used the property's existing one (1) haul out slip, three (3) transient slips and five (5) private slips. In all, there are 13 slips based on the Manatee Protection Program with a substantion number of slips that can be obtained by Lee County. The property allows for access to Matanzas Pass Bridge with a clearance of 65 feet. The property also has frontage of Main Street of 45 feet. The existing repair shop/warehouse suffered damage from Hurricane Ian but the rest of the lot has been cleared of any storm debris. PURCHASE MONEY FINANCING WILL BE CONSIDERED.