

$2,995,000

COMMERCIAL

2870 Estero BLVD

2870 Estero Boulevard, Fort Myers Beach, Florida, 33931, United States

Property Details

Type	**Commercial**
MLS #	**226040289**
View	**Water**
Lot size	**0.14 acres**
Neighborhood	**FB03 - Gulf Beach Road to Avenid**
Subdivision	**NOT APPLICABLE**

Description

One or more photo(s) has been virtually staged, AI generated or rendered. PRIME COMMERCIAL REDEVELOPMENT OPPORTUNITY ON FORT MYERS BEACH! Discover an exceptional opportunity at 2870 Estero Boulevard, a commercially zoned parcel situated along one of Southwest Florida’s most recognizable coastal corridors. Formerly home to an established 12-unit motel, this approximately 6,492-square-foot property offers a unique combination of historical hospitality use, Commercial Resort (CR) zoning, and significant redevelopment potential. What distinguishes this opportunity is the extensive preliminary redevelopment analysis already prepared for the property. A comprehensive 39-page development presentation explores the site’s historical use, potential build-back provisions, current zoning and development standards, building height and density considerations, parking configurations, conceptual site planning, and potential redevelopment strategies. This professionally prepared material provides prospective purchasers with a valuable foundation for evaluating the property’s development possibilities. The study also presents The Estero House, a conceptual boutique hospitality project incorporating guest accommodations, ground-level commercial and hospitality space, event and gathering areas, and rooftop amenities. While this concept illustrates one potential direction, the property offers buyers the opportunity to explore their own vision consistent with applicable zoning and development regulations. With Estero Boulevard frontage, rear alley access, and a location within the ongoing revitalization of Fort Myers Beach, this property presents an intriguing opportunity for developers, investors, and hospitality operators seeking a foothold in this evolving coastal market. Extensive preliminary redevelopment materials, conceptual plans, and supporting site analysis are available for qualified buyers to review. All development concepts, potential build-back rights, permitted uses, density, building height, and other entitlements are subject to independent verification and applicable governmental approvals.