

$1,350,000

CONDOMINIUM

740 Estero BLVD C1

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

Property Details

Type	**Condominium**
MLS #	**226038398**
Bedrooms	**2**
Building size	**1024 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2**
Floor	**4**
Exterior	**Block**
Interior	**Tile**

Description

GULF FRONT INVESTMENT OPPORTUNITY WITH WEEKLY RENTALS, 3-NIGHT MINIMUM STAYS DURING THE OFF-SEASON, AND ON-SITE RENTAL MANAGEMENT! Welcome to 740 Estero Blvd, Unit C1, a beautifully renovated, turnkey, two-story townhouse-style condominium ideally situated on the highly desirable north end of Fort Myers Beach. Offering an exceptional combination of Gulf front living, rental flexibility, and income-producing potential, this 2-bedroom, 2-bath residence presents a compelling opportunity for investors and owners seeking to enjoy their property while generating vacation rental income. WEEKLY RENTALS ARE PERMITTED DURING PEAK SEASON, WITH 3-NIGHT MINIMUM STAYS ALLOWED DURING THE OFF-SEASON, providing valuable flexibility to maximize rental opportunities throughout the year. Adding to its investment appeal, ON-SITE, STAFFED RENTAL MANAGEMENT offers owners a convenient option for managing guest stays and rental operations. Extensively renovated inside and out, this approximately 1,000+ square-foot residence offers a fresh, modern coastal aesthetic with updated finishes and a thoughtfully designed floor plan. The two-story configuration provides the privacy and separation of living spaces that vacationing families and guests appreciate, while the turnkey furnishings allow for immediate enjoyment or rental use. Step outside onto your private screened lanai and enjoy spectacular Gulf sunsets, Fourth of July fireworks, and views toward the site of the planned new Fort Myers Beach pier. Community amenities further

enhance the property's appeal, including an elevated swimming pool, rooftop observation deck with panoramic Gulf views, dedicated owner storage, and convenient under-building parking. Just a short stroll from Times Square, restaurants, shopping, and entertainment, this exceptional north end location places guests within walking distance of many of the island's most popular attractions while maintaining the relaxed atmosphere of a Gulf front retreat. Whether your priority is rental income, personal enjoyment, or a combination of both, Unit C1 offers the flexibility, location, and amenities that make Fort Myers Beach real estate so desirable.
