
$220,000
RESIDENTIAL
116 E North Shore AVE
116 E North Shore Avenue, North Fort Myers, Florida, 33917, United States
FGCMLS

## Property Details

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|---|---|
| Type | **Residential** |
| MLS # | **2026038041** |
| View | **Canal** |
| Waterfront | **Canal** |
| Lot size | **0.28 acres** |
| Neighborhood | **FN08 - North Fort Myers Area** |
| Subdivision | **NORTH FORT MYERS** |

## Description

Build your waterfront home on this 0.28-acre canal-front lot in North Fort Myers with quick boating access to the Caloosahatchee River and beyond to the Gulf! The previous home was removed in 2023, leaving several valuable improvements already in place, including an in-ground pool, private dock, 10,000 lb boat lift, and approximately 94 feet of seawall. The wide canal provides sailboat access with no bridges and is just a short idle to the river, making this an ideal property for boaters looking to enjoy the Southwest Florida waterfront lifestyle. With much of the outdoor infrastructure already established, you can focus on designing a new home around the pool and waterfront setting. Conveniently located near Downtown Fort Myers, restaurants, shopping, and local attractions, this property offers a unique opportunity to create a custom waterfront residence in a central location.