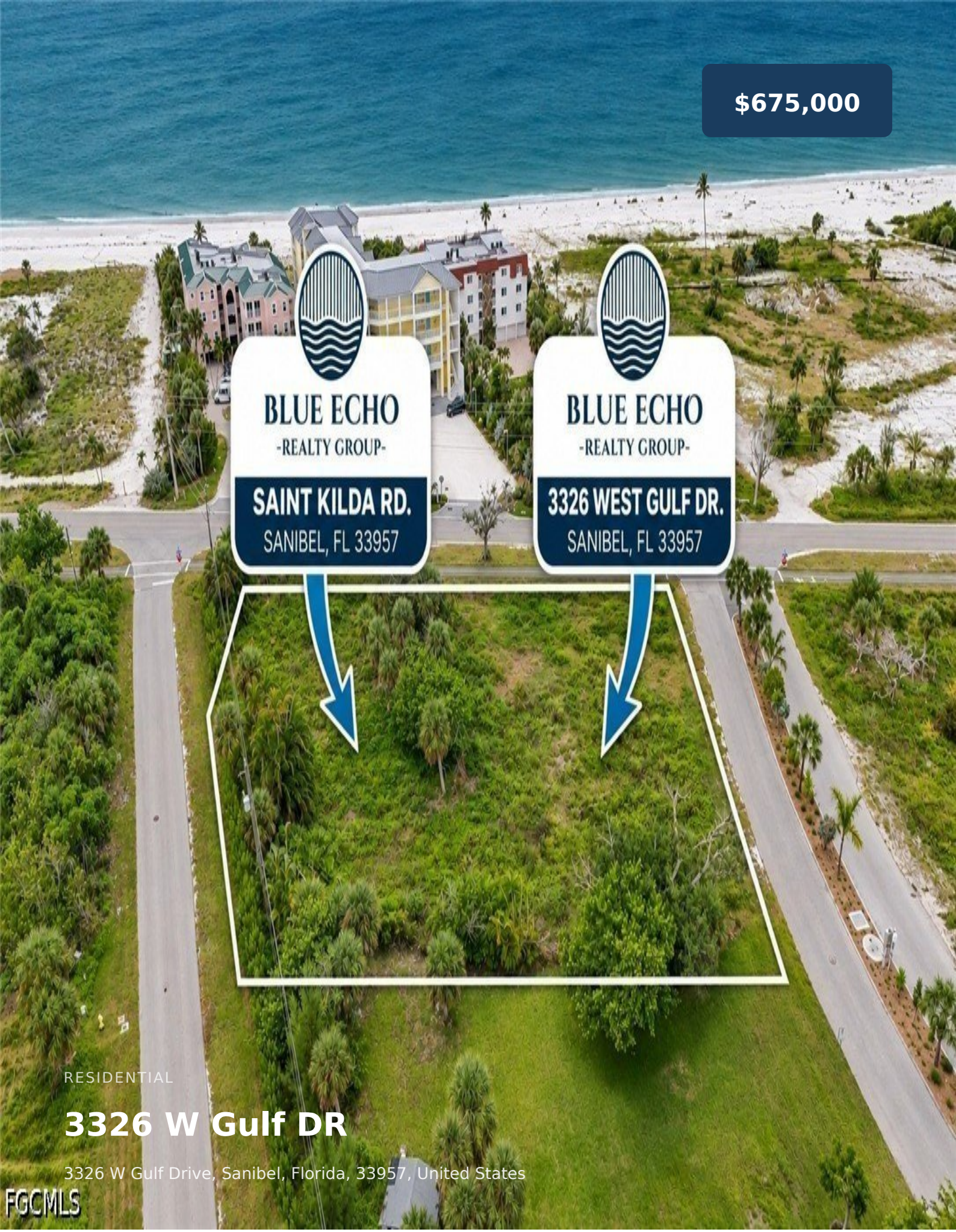

$675,000
BLUE ECHO
-REALTY GROUP-
SAINT KILDA RD.
SANIBEL, FL 33957
BLUE ECHO
-REALTY GROUP-
3326 WEST GULF DR.
SANIBEL, FL 33957
RESIDENTIAL
3326 W Gulf DR
3326 W Gulf Drive, Sanibel, Florida, 33957, United States
FGCMLS

Property Details

Type	**Residential**
MLS #	**2026046744**
View	**Gulf, Partial**
Lot size	**0.64 acres**
Neighborhood	**SI01 - Sanibel Island**
Subdivision	**METES AND BOUNDS**

Description

RARE OPPORTUNITY! TWO ADJOINING SANIBEL PARCELS TOTALING APPROXIMATELY 0.64 ACRES JUST STEPS FROM THE GULF! Imagine the possibilities of creating your own island retreat in one of Sanibel's most desirable locations! Situated along West Gulf Drive, these two adjoining vacant parcels are being offered together, providing approximately 28,025 square feet of combined land in a beautiful coastal setting. 3326 West Gulf Drive (27-46-22-T4-00014.0040) and Saint Kilda Rd. (27-46-22-T4-00014.0030) Located just a short distance from Sanibel's world-famous beaches, this unique offering provides an exciting opportunity to design a custom coastal home with the potential for elevated Gulf views, depending on building design and applicable approvals. Picture enjoying Sanibel's breathtaking sunsets, world-class shelling, and laid-back island lifestyle, all from this sought-after West Gulf Drive location. The 3326 West Gulf Drive parcel previously had a residential home, and the City of Sanibel has provided guidance regarding potential redevelopment and the use of both parcels together for a single-family home, subject to applicable regulations and approvals. Conveniently located near Sanibel's shopping, dining, bike paths, and natural attractions, this property offers the perfect balance of privacy, location, and island living. Both parcels are being sold together and will not be sold separately. Combined acreage is approximately 0.64 acres gross, or approximately 0.54 acres after proposed road-widening easements, per survey. Buyers should review the available survey, City of Sanibel correspondence, and applicable development regulations to verify their intended use. Your vision of island living starts here!