
$999,999
SINGLE FAMILY RESIDENCE
8363 Estero BLVD
8363 Estero Boulevard, Fort Myers Beach, Florida, 33931, United States
SWFLAMLS

Property Details

Type	**Single Family Residence**
MLS #	**226026429**
Bedrooms	**3**
Building size	**3272 sq. ft.**
Air conditioning	**Yes**
Heating	**Central**
Bathrooms	**2.5**
Floor	**2**
Exterior	**Vinyl Siding**
Interior	**Carpet**

Description

One or more photo(s) has been virtually staged, AI generated or rendered. WEEKLY RENTAL ZONED!!! Canal-Front Coastal Opportunity with Exceptional Investment Potential. Discover an extraordinary opportunity to own a prime canal-front property on the highly sought-after south end of Fort Myers Beach. Situated on an oversized 80' x 133' homesite along Estero Boulevard, this 3-bedroom, 2.5-bath residence is directly across the street from the sugar-white sand beaches and the turquoise waters of the Gulf of Mexico, offering the perfect blend of waterfront living and beach access. One of the property's most valuable features is its weekly rental zoning, providing exceptional flexibility for personal enjoyment, vacation rentals, or future redevelopment. Whether you choose to update the existing home or create a spectacular custom residence, the possibilities are endless. Imagine, building a luxury 5-bedroom, 5+ bath elevated coastal home complete with a private pool, rooftop entertainment deck, and breathtaking Gulf views. Similar newly constructed homes in this highly desirable area have demonstrated outstanding vacation rental performance. While rental income can never be guaranteed and depends on numerous factors including market conditions, management, occupancy, and operating expenses, a thoughtfully designed luxury home on this site has the potential to generate well in excess of $200,000 annually in gross rental income, making this an exceptional long-term investment opportunity. Enjoy everything Fort Myers Beach has to offer. Walk

across the street for a morning stroll along the Gulf, spend the afternoon boating from your backyard canal, and finish the day watching spectacular Southwest Florida sunsets from your future rooftop deck. The location is second to none, offering convenient on-and-off island access while being just minutes from Santini Plaza, Publix, Margaritaville, waterfront dining, marinas, boutique shopping, and entertainment. Bonita Springs and Naples are also just a short drive away. Whether you're searching for a luxury beach retreat, a high-performing vacation rental, or one of the finest redevelopment opportunities available on Fort Myers Beach, this property offers the rare combination of location, lifestyle, investment potential, and future value. Build your dream. Capture the views. Maximize the opportunity. Properties offering this combination of canal frontage, Gulf proximity, weekly rental zoning, and redevelopment potential are becoming increasingly difficult to find.
