



FOR SALE – WATERFRONT OFFICE/FLEX 15051 Punta Rassa Rd., CS05-CS07 Fort Myers, FL 33908

Located in the Sanibel Harbour Yacht Club.

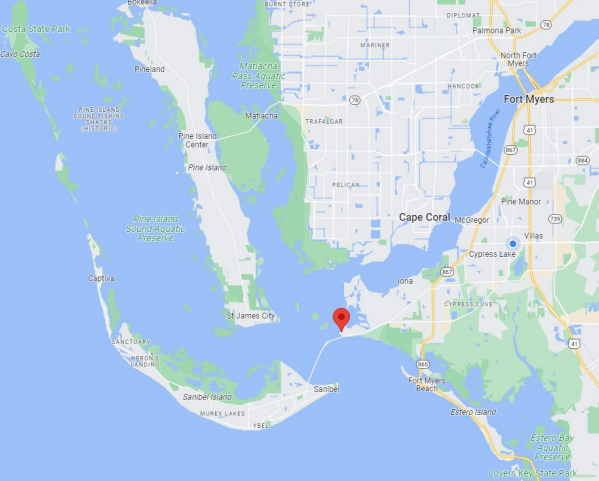
SALE PRICE: \$625,000

YEAR BUILT: 2013

UNIT SIZE: 920± SF (Includes 3 condo units)

ZONED: C-2

LOCATION: Punta Rassa community, located near the Sanibel Causeway with direct access to San Carlos Bay and Caloosahatchee River.



Property Description:

- The property is in a marina setting.
- This waterfront unit features a mix of office and flex space.
- The three units are built-out to high standards as office space and will be delivered completely remodeled.
- Uses: Marine Industry businesses, Personal Office, or a “Man Cave”.



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DEMOGRAPHICS (2023)

15051 Punta Rassa Rd., Fort Myers, FL

	2 Miles	5 Miles	10 Miles
Total Population	1,066	42,332	215,759
Median Age	80.3	66.5	56.3
Total Households	664	22,015	101,041
Traffic Count	25,500 (2022) – McGregor Blvd to Shell Point Blvd.		



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