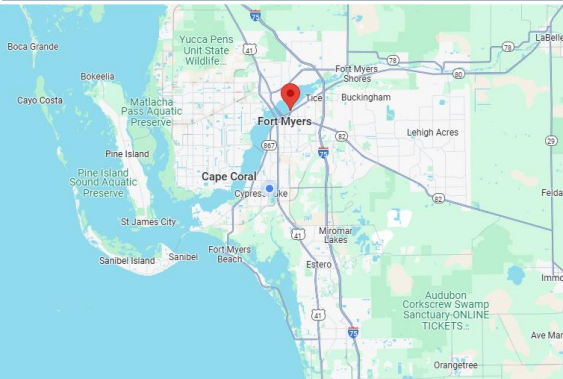




FOR SALE or LEASE – Flex Property on the Caloosahatchee River 3131 E. Riverside Dr., Fort Myers, FL 33916



Sale Price: \$3,795,000

Lease Price: 9,200 SF | \$15.00 PSF + \$5.00 CAM

Total Building SF: 24,700± SF **Year Built:** 1935 (As shown on LeePA)
(Extensive Renovations in 2023-2024)

Lot Size: 1.06 acres + 0.41-acre lot across the street

Strap: 07-44-25-P4-00109.0080 | 07-44-25-P4-03616.0080

Zoning: CG –Commercial General | **Lot Zoned:** RM16
(Residential and Commercial Use)



Tarpon Street Pier (3 Blocks Away)

Location Description:

- Located close to the historic Downtown River District of Fort Myers.
- 4 Point Inspection/Mitigation Report available positively impacting insurance rates
- 10+ Offices perfect for healthcare providers, a high-tech IT firm, engineering company, consulting agencies, law firm.
- The back waterfront offices can be used as either an owner residential or a professional conference room with stunning views.



Michael J. Frye, CCIM|CEO
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REMAX Realty Group
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Fort Myers, FL 33907
O: (239) 489-0444
ftmyerscommercial.com

12-11-2025



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- Property is completely fenced with security coded gate access and lighting
- New AC Units post Hurricane Ian
- All new LED lighting with 92% full spectrum light and at 25% electric costs
- High Speed Internet with installed Google Nest
- New Firestone TPO Roof with remaining multi-year warranty on main waterfront office sections
- Hurricane Resistant Windows up to 175 mph with lifetime warranty. The warranty guarantees the windows, for life, to withstand 175 mph winds. They were tested to 185 mph.

- **Total Existing Parking Spaces: 36**

Parking for 9,200 SqFt Office: 10 inside the gate and up to 24 outside of the gate, if the empty lot across the street is developed.

Parking Expansion Plan: 24 lot expansion plan available upon request

- **9,200 SqFt. Space:**

Class “A” Office Space all with magnificent water views of the Caloosahatchee River

Newly upgraded white windowsills and frames

Includes 12 offices & approx. 1,000 SqFt executive suite facing the Caloosahatchee River

Homestead Exemption for space. Can be kept as-is, eliminated, or reduced to 1,000 Sq. Ft. which includes the waterside condo area.

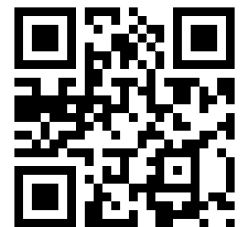
Includes 60' floating dock, 3 outside decks, and rooftop terrace

Click here to view the Virtual Tour <https://youtu.be/2cEM7hHzY8w> or scan QR Code

- Vacant lot next door was purchased by the City of Fort Myers with the intent to build a new city boat ramp

- **Property has previously approved PUD for a High-Rise Development**

- Property Taxes: \$20,932.75



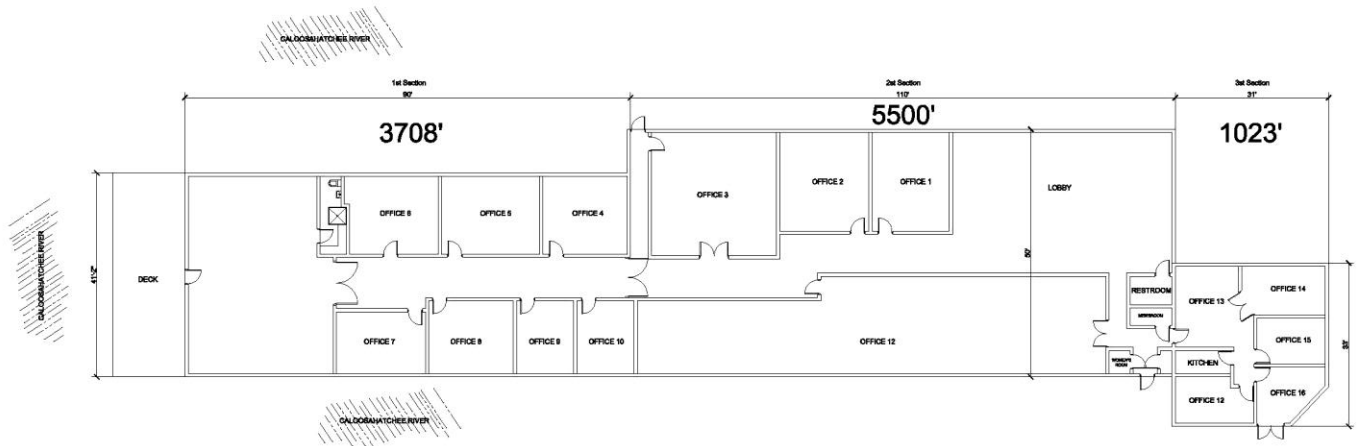
For Sale/Lease – Flex Property
3131 E. Riverside Dr.



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Class A Office Space Jacks Place



Class A Office Space

CLIENT NAME: _____
PROJECT NAME: _____
DRAWING TITLE: **PLAN VIEW**

SCALE: NTS	DATE: 06/26/19
DRAWN BY: SL	CHECKED BY: ED
PROJECT NO: 01	DRAWING NO: D1.01
	REVISION: A
FOR TENDER	06/26/19

Copyright Jacks Place 2019



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DEMOGRAPHICS			
3131 E. Riverside Dr., Fort Myers, FL			
	2 Miles	5 Miles	10 Miles
Total Population	26,903	138,792	454,725
Median Age	38	42	46
Total Households	10,790	57,887	188,397
Traffic Count	28,000 (2024) – Palm Beach Blvd. 52,000 (2024) – Edison Bridge (NB/SB)		



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Adjacent Lot Plans for Additional Parking or Expansion



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