

.80± Acre Redevelopment Site Fort Myers Beach



LOCATION: 19221 San Carlos Blvd./809 Buttonwood Dr.
Fort Myers Beach, FL 33931

STRAP #: 24-46-23-01-00009.0040, .0330

ZONING: IL - Light Industrial

TRAFFIC COUNTS: 22,500 (2013 AADT)

PRICE: \$ 595,000

COMMENTS: Currently a two-story, 3,600± Sq. Ft. block building and a 1,866± Sq. Ft. production/storage building with three loading doors. Property consists of .80± acres and is located directly on San Carlos Blvd. with duel frontage on Buttonwood Drive. Located just seconds away from San Carlos Bay & Ft. Myers Beach. Zoned light industrial with future land use is Industrial Development and Urban Community. Ideal for production or commercial development.

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SIZE: Land: .80± AC or 35,000± SF
Main Building: 3,600± SF
Production/Storage: 4,936± SF

LAND DIMENSIONS: Depth: 280'±

San Carlos Blvd. Frontage: 63'±
Buttonwood Dr. Frontage: 190'±

The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

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