

Caloosahatchee River

SEMINOLE AVE.

RAILROAD STREET

LSI
COMPANIES

OFFERING MEMORANDUM

3327 RAILROAD STREET

8,240± SQ. FT. COMMERCIAL BUILDING FOR SALE - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 3327 Railroad Street
Fort Myers, FL 33916

County: Lee

Municipality: City of Fort Myers

Property Type: Commercial Building

Property Size: 0.81± Acres

Building Size: 8,240± Sq. Ft.

Zoning: Commercial Intensive (CI)

Future Land Use: Commercial Corridor

Tax Information: \$7,157.50 (2025)

STRAP Number: 074425P3036210140

LIST PRICE:
\$1,500,000
\$182.04 PSF

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Christi Pritchett, CCIM
Senior Broker Associate



Thomas Sear
Research & Sales Associate



DIRECT ALL OFFERS TO:

Christi Pritchett, CCIM - cpritchett@lsicompanies.com

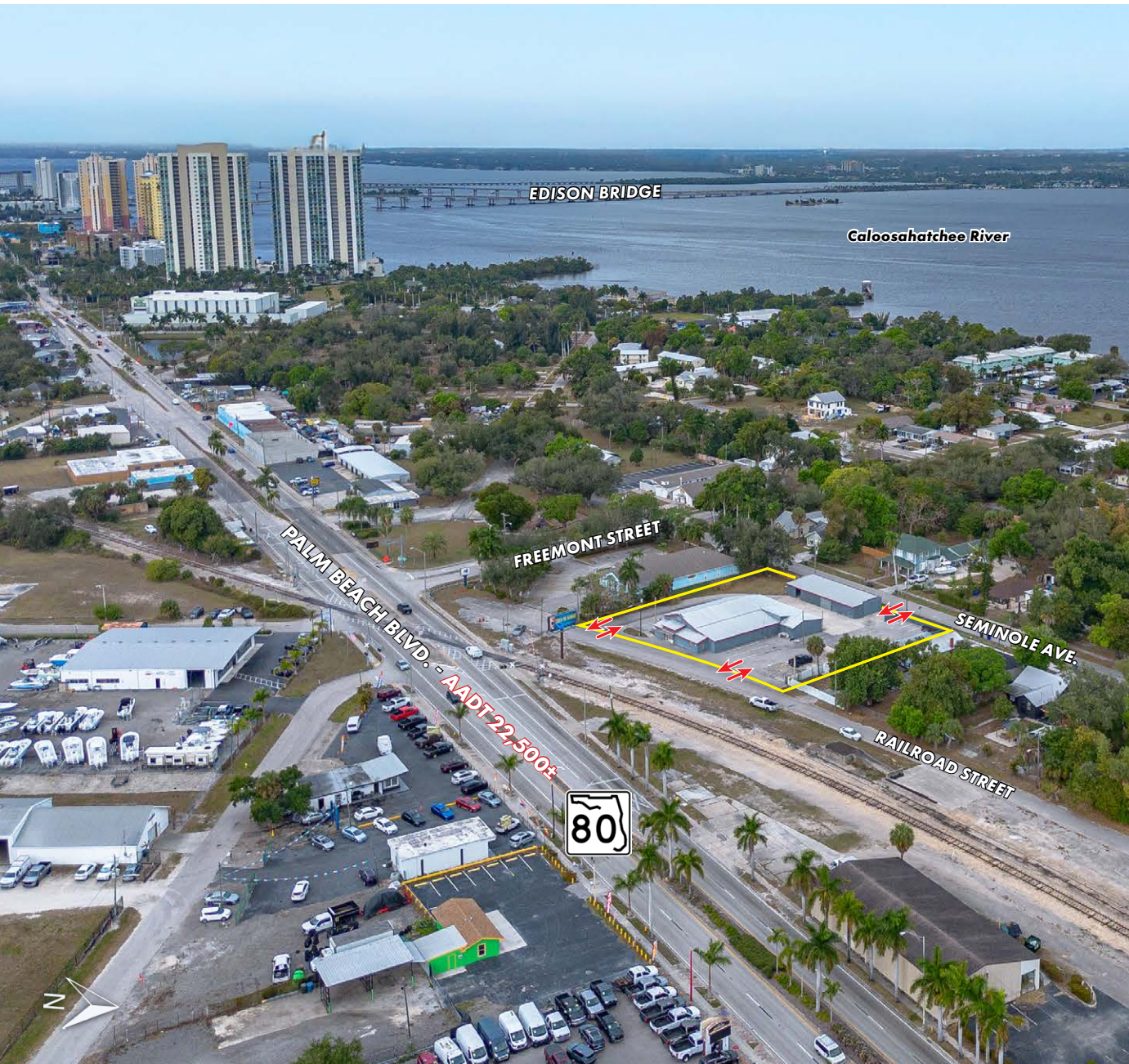
Thomas Sear - tsear@lsicompanies.com

(941) 916-9525

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY



LSI Companies, Inc. is pleased to offer 3327 Railroad Street, a turn-key single-story showroom and office building with substantial storage space, complemented by a secondary shop/warehouse.

Situated on 0.81± acres within an active commercial corridor near downtown Fort Myers, the property includes 8,240± Sq. Ft. of rentable building area with paved parking surrounding the building.

The site offers strong visibility from Palm Beach Boulevard and convenient access via Freemont Street, supporting a wide range of commercial uses including logistics, storage, light industrial operations, automotive sales, and service-related businesses. The property is currently utilized as a luxury automobile showroom with executive office space.

Renovated in 2025, recent improvements include a new metal roof and upgraded plumbing systems. Distinctive interior finishes feature marble flooring, solid-core doors, detailed trim and molding, modern lighting, and security system.

The existing configuration delivers a turn-key luxury showroom experience while maintaining the flexibility to adapt to a variety of sophisticated commercial concepts, making it suitable for both owner-users or investors.

PROPERTY HIGHLIGHTS



Caloosahatchee River

SEMINOLE AVE.

RAILROAD STREET

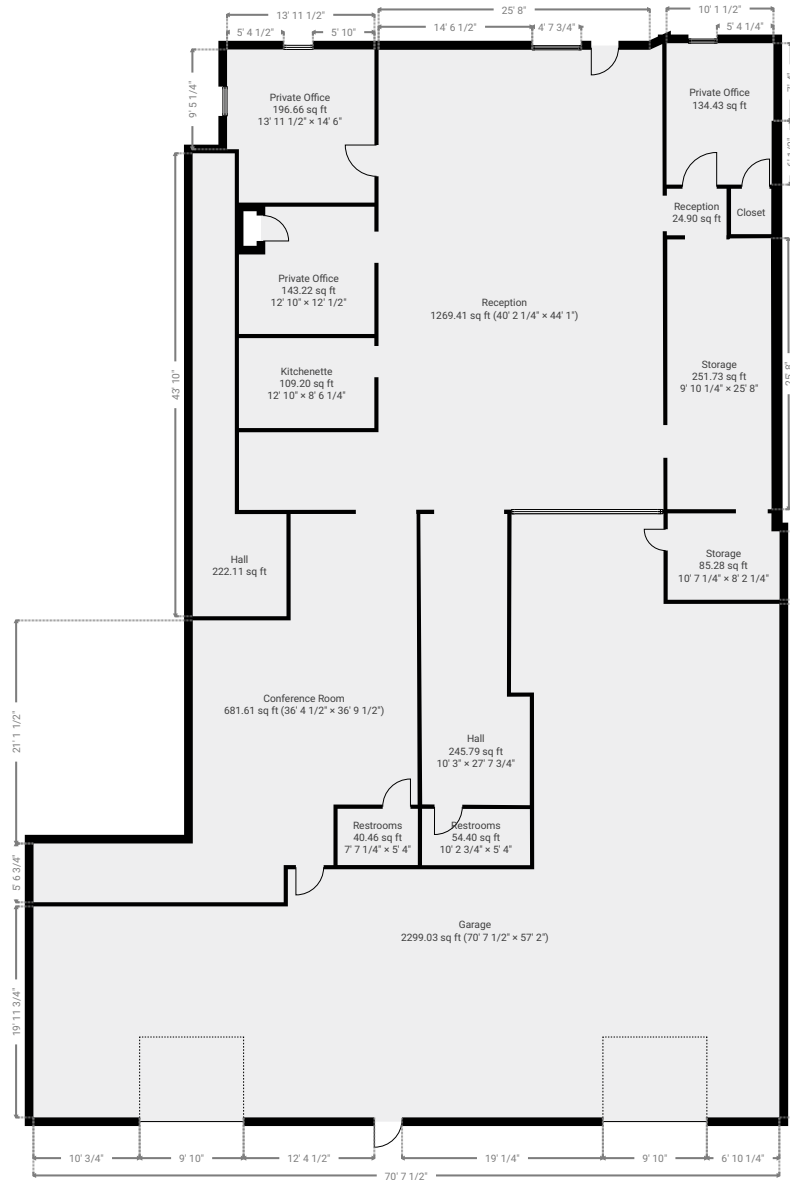
ACCESS POINTS & PARKING

- (2) points of entry on Railroad Street
- (1) on Seminole Avenue with connection to Palm Beach Boulevard (SR-80) via Fremont Avenue
- Paved Parking

RECENT RENOVATIONS

- New Metal Roof
- Plumbing Improvements
- Marble Flooring
- Solid Doors
- Detailed Trim and Molding
- New Lighting
- Security Systems

FLOOR PLAN

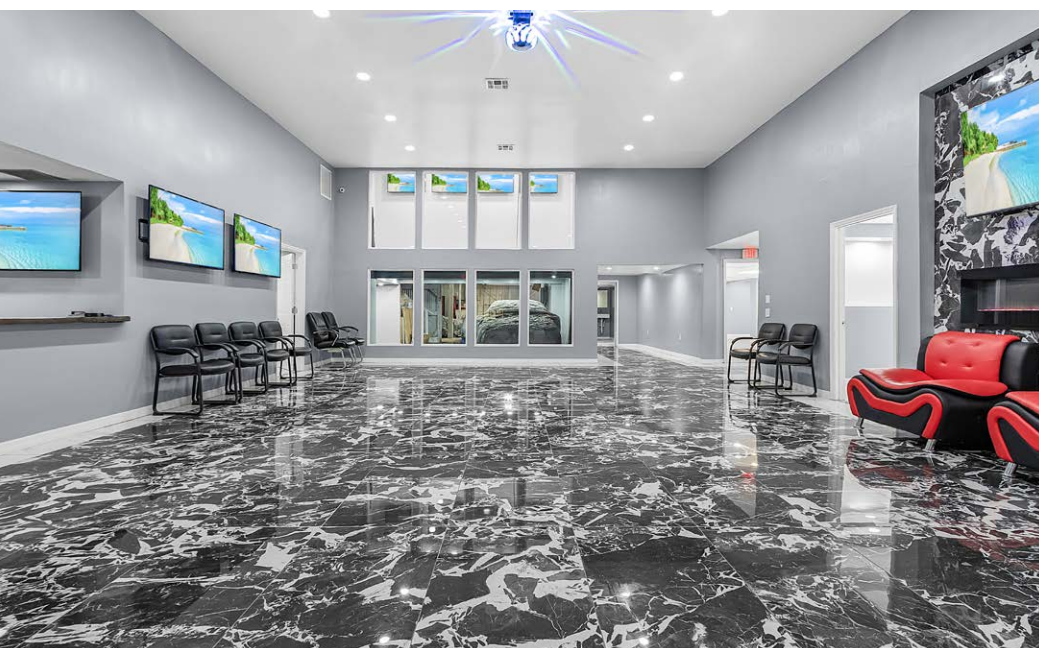


All floorplans and square footage figures are approximate and provided for illustrative purposes only. The plans and figures contained herein were not prepared by a licensed engineer or professional surveyor and should not be relied upon as such. LSI disclaims any liability for inaccuracies and makes no guarantees, warranties, or representations as to the accuracy or completeness of the figures provided.

PROPERTY EXTERIOR



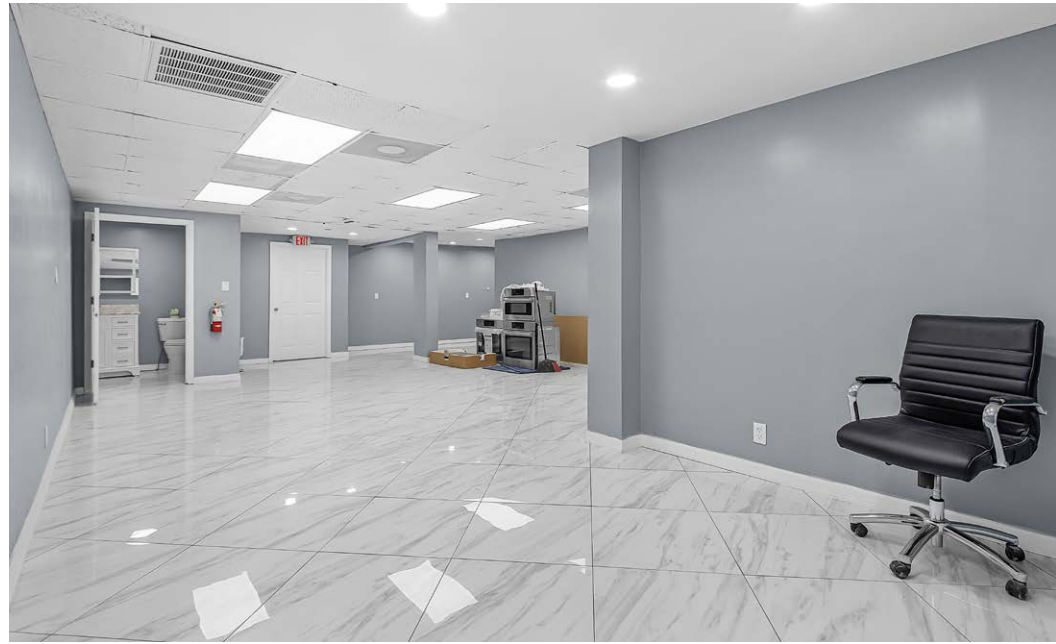
PROPERTY INTERIOR



PROPERTY INTERIOR



PROPERTY INTERIOR



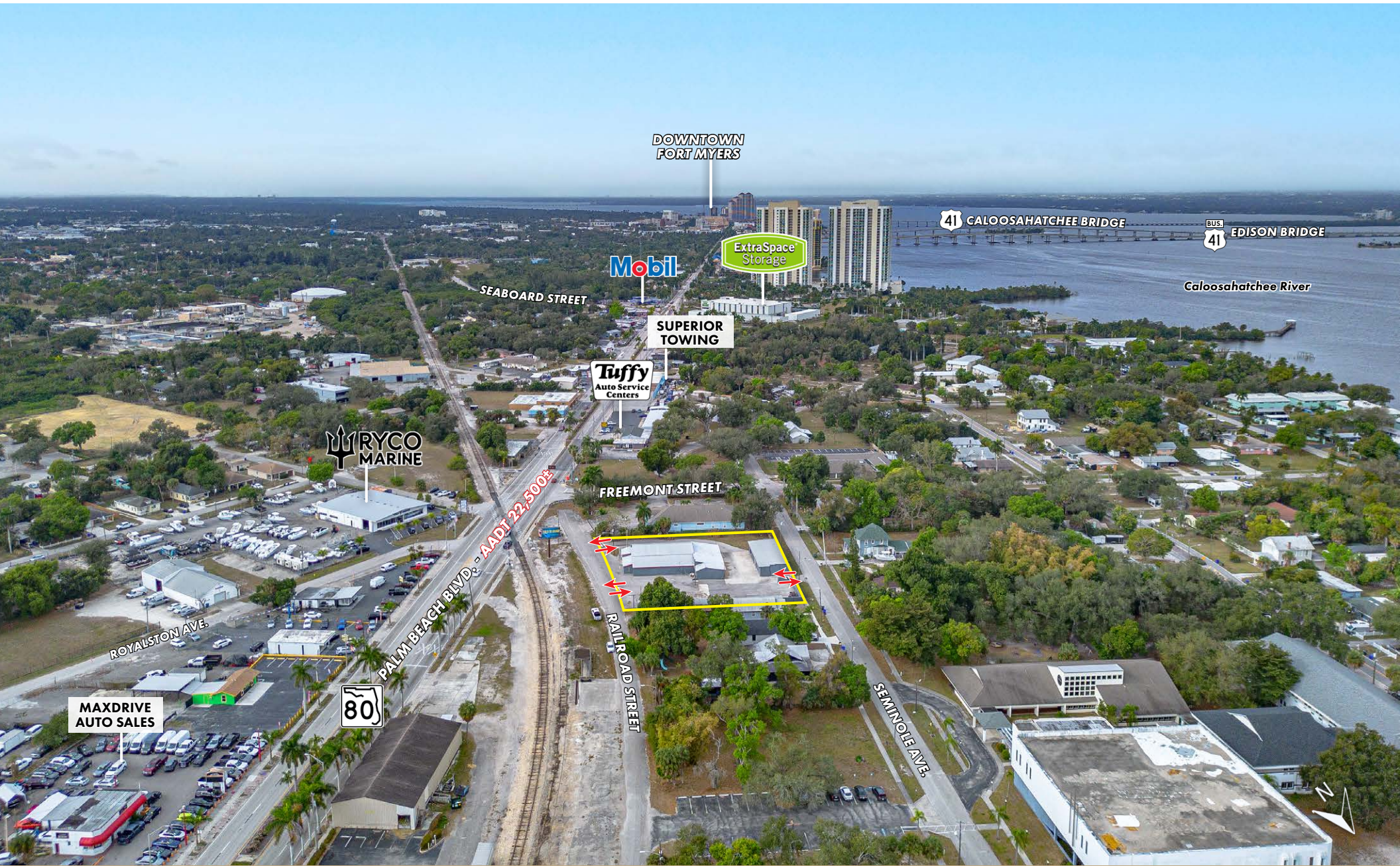
PROPERTY INTERIOR



PROPERTY AERIAL



PROPERTY AERIAL



DOWNTOWN FORT MYERS



1. FIRST STREET VILLAGE



2. S. CLEVELAND AVE.



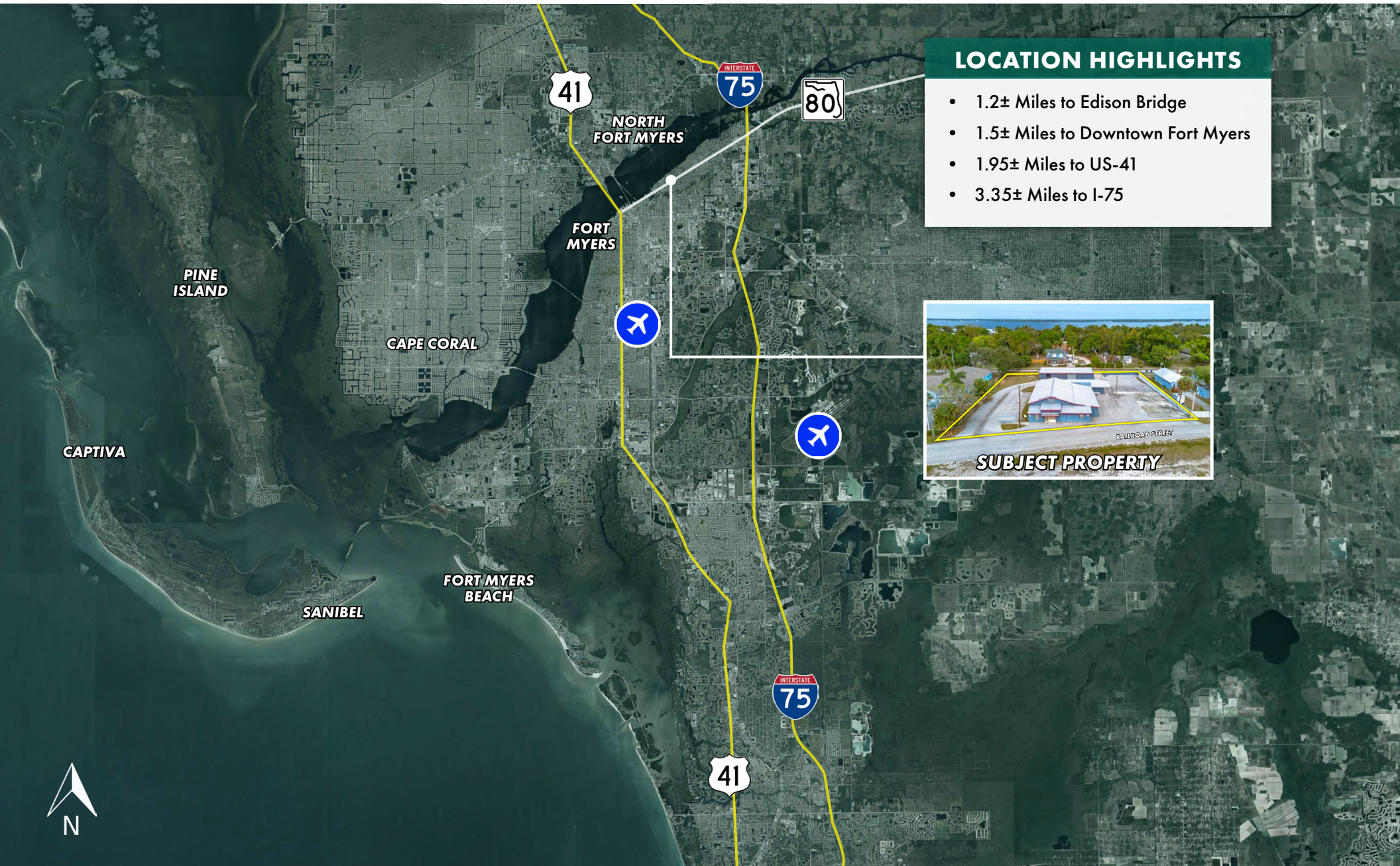
3. PALM BEACH BLVD. (I-75 EXIT 141)



3. CYPRESS WOODS/COLONIAL SQUARE SHOPS



LOCATION MAP



LOCATION HIGHLIGHTS

- 1.2± Miles to Edison Bridge
- 1.5± Miles to Downtown Fort Myers
- 1.95± Miles to US-41
- 3.35± Miles to I-75





LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.