

For Sale

28,600 SF Retail & Event Center

1901 Crystal & 7051 Pinnacle
Fort Myers, FL



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Property Overview

The Gator Lanes property consists of two adjoining parcels totaling 2.33 acres, located between Crystal and Pinnacle Drives in South Fort Myers, just west of signalized intersection of Crystal and US 41.

Site features a steel and concrete structure, divided into two units, originally built in 1979 and expanded in 2013.

The ±24,000 SF space is currently occupied by Gator Lanes. The remaining ±4,600 SF houses an events and private meeting venue known as Tertini's. Zoned C-1 and located in Lee County's Mixed Use Overlay, The property offers numerous redevelopment opportunities. Please contact the listing agent for further details.

Note: This is a confidential listing. Property tours are available by appointment only due to ongoing operations. Please do not enter the property or engage with on-site employees.

The sale also includes the operating bowling alley/lounge business, offering an optional income stream. The business, including all furniture, fixtures and equipment is included at no additional cost. Gaming machines are excluded.

Price: \$3,700,000

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Details

- Two unit warehouse totalling approximately 28,600 SF - Unit 1: ±24,000 SF, Unit 2: ±4,600 SF
- Originally built in 1979; expanded in 2013
- Fully air-conditioned building
- Property spans two parcels totalling 2.33 acres
- 52,000± SF asphalt parking lot with 119 spaces (4.58/1,000 SF)
- Zoned C-1, Lee County / Mixed Use overlay
- Property may be redeveloped (subject to zoning changes) or continued under current use.
- Traffic count at Crystal and US 41: 53,000 vehicles daily
- 4,600 square foot unit is sprinklered
- 20' clear ceiling height