

FOR SALE – Boutique Motel

2938 Sanibel Blvd., St. James City, FL 33956

Sale Price: \$4,900,000

Year Built: 1959 | **Renovated:** 2024

Zoning: C1 – Neighborhood Commercial

Strap #: 02-46-22-02-0000E.0110

Location: Stringfellow Rd. splits off into Sanibel Blvd. & Oleander Str., the property is located between these 2 streets.



Property Description:

- Completely remodeled boutique motel with southern charm and 10+ boat slips
- Restaurants and bars within walking distance
- New roof, new furnishings, cameras and security that is touchless guest relations
- 20 Efficiency Rooms; Mixture of Kings, Queens & Double
- There are 3 parcels on LeePA; the motel, the lot (beach), and the mangrove in the canal
- Swing chairs hanging on the porch overlooking the canal; enjoy watching the manatees



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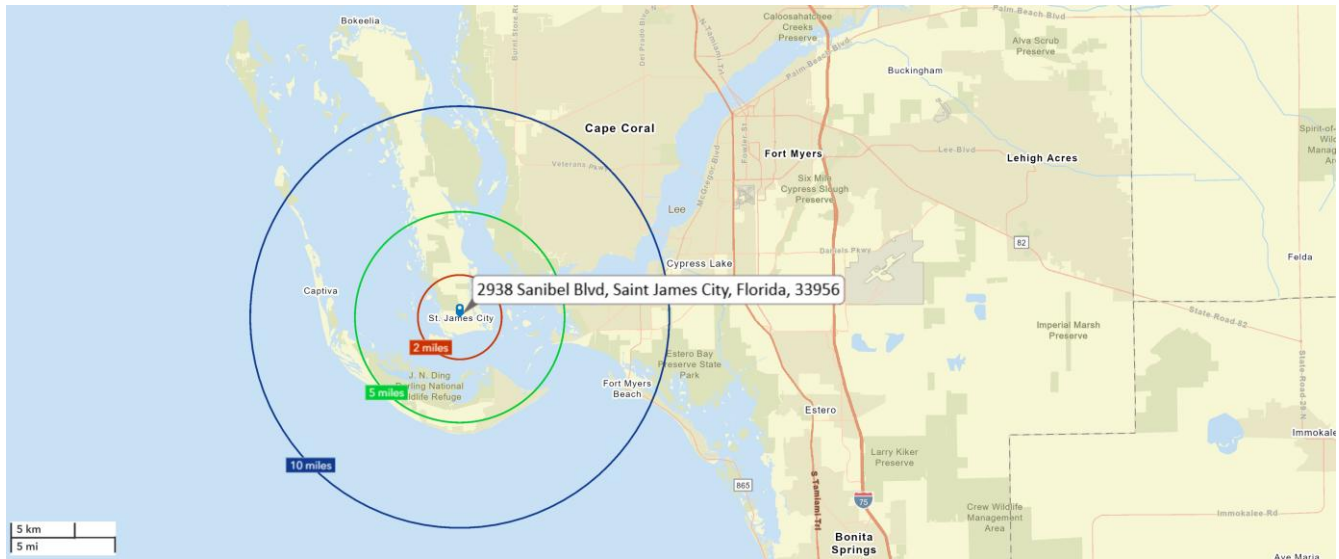


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DEMOGRAPHICS

2938 Sanibel Blvd., St. James City, FL 33956

	2 Miles	5 Miles	10 Miles
Total Population	2,121	8,603	121,565
Median Age	69	68	58
Total Households	1,201	4,617	56,935
Traffic Count	13,500 (2024) – Pine Island Rd. 5,000 (2024) – Stringfellow Rd.		



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljfrye.com

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This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.

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