



Gulfview Manor

OFFERING SUMMARY

- **ASKING PRICE | \$21,950,000**
- **34 SUITES | 1, 2 & 3 BEDROOM SUITES**
- **1.3 ACRES OF DIRECT BEACHFRONT PROPERTY**
- **OWNER FINANCING CONSIDERED**
- **CR-COMMERCIAL RESORT ZONING DISTRICT**



PROPERTY DESCRIPTION

WELCOME TO GULFVIEW MANOR, A 34-ROOM BEACHFRONT HOTEL SITUATED ON A PRISTINE 1.32-ACRE PLOT OF DIRECT BEACHFRONT PROPERTY ON THE SOUTH END OF BEAUTIFUL FORT MYERS BEACH. THIS REMARKABLE LOCATION OFFERS BREATHTAKING VIEWS OF THE GULF OF MEXICO, PROVIDING THE PERFECT SETTING FOR A LUXURIOUS BEACHFRONT ESCAPE. CURRENTLY IN THE RENOVATION PLANNING PHASE, THE HOTEL OFFERS A PRIME CANVAS FOR CONVERSION INTO LUXURIOUS CONDOS OR MAINTAINING ITS CHARM AS A BEACHFRONT HOTEL.

ROOM TYPES:

18 BEACHFRONT 1-BEDROOM SUITES - 616 SQ/FT: THESE SUITES PROVIDE BREATHTAKING VIEWS OF THE GULF OF MEXICO, ALLOWING GUESTS TO WAKE UP TO THE SOOTHING SOUNDS OF THE OCEAN AND ENJOY STUNNING SUNSETS FROM THEIR PRIVATE BALCONIES.

10 SIDE BEACH VIEW 1-BEDROOM SUITES - 858 SQ/FT: PERFECT FOR THOSE SEEKING A MORE BUDGET-FRIENDLY OPTION WITHOUT COMPROMISING ON THE BEACH EXPERIENCE. THESE ROOMS OFFER PARTIAL VIEWS OF THE BEACH AND EASY ACCESS TO ALL HOTEL AMENITIES.

5 SIDE BEACH VIEW 2-BEDROOM, 2-BATHROOM SUITES - 1,282 SQ/FT: IDEAL FOR FAMILIES OR GROUPS, THESE SPACIOUS SUITES PROVIDE AMPLE LIVING SPACE AND COMFORT WITH BEAUTIFUL SIDE VIEWS OF THE BEACH.

1 BEACHFRONT 3-BEDROOM, 2-BATHROOM PENTHOUSE - 1,232 SQ/FT: THE CROWN JEWEL OF THE PROPERTY, THIS PENTHOUSE OFFERS THE ULTIMATE IN LUXURY LIVING WITH EXPANSIVE VIEWS, HIGH-END FINISHES, AND AMPLE SPACE FOR ENTERTAINING OR RELAXING.

INVESTMENT SUMMARY

FORT MYERS BEACH IS EXPERIENCING A WAVE OF NEW DEVELOPMENT PROJECTS AIMED AT REVITALIZING THE AREA FOLLOWING THE DEVASTATION OF HURRICANE IAN. SEVERAL KEY PROJECTS ARE RESHAPING THE LANDSCAPE, FOCUSING ON MODERN, RESILIENT CONSTRUCTION AND ENHANCED AMENITIES.



Fort Myers Beach - Post Hurricane Ian

After Hurricane Ian struck Fort Myers Beach in September 2022, the area has undergone significant changes and redevelopment efforts. The hurricane caused extensive damage with high winds and a massive storm surge, leading to the destruction of many buildings and homes.

Eighteen months later, Fort Myers Beach is in the midst of a transformation. Debris has largely been cleared, and many homes are being rebuilt. However, the landscape of the community is changing. Developers have purchased many of the damaged properties, and new construction is often more modern and expensive, adhering to updated building codes that were established post-Hurricane Andrew in 1992. This includes multiple proposals for high-rise buildings and luxury condominiums that are replacing older structures



ROOM TYPES

18

**ONE BEDROOM
BEACHFRONT SUITES
616 SQ/FT**

10

**ONE BEDROOM
OCEAN VIEW SUITES
858 SQ/FT**

5

**TWO BEDROOM 2
BATHROOM OCEAN
VIEW SUITES
1,282 SQ/FT**

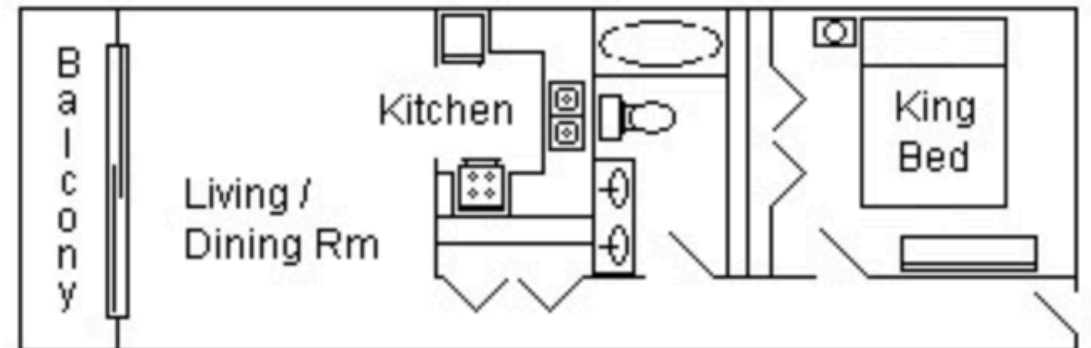
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**THREE BEDROOM
BEACHFRONT
PENTHOUSE
1,232 SQ/FT**

ONE BEDROOM BEACHFRONT SUITES

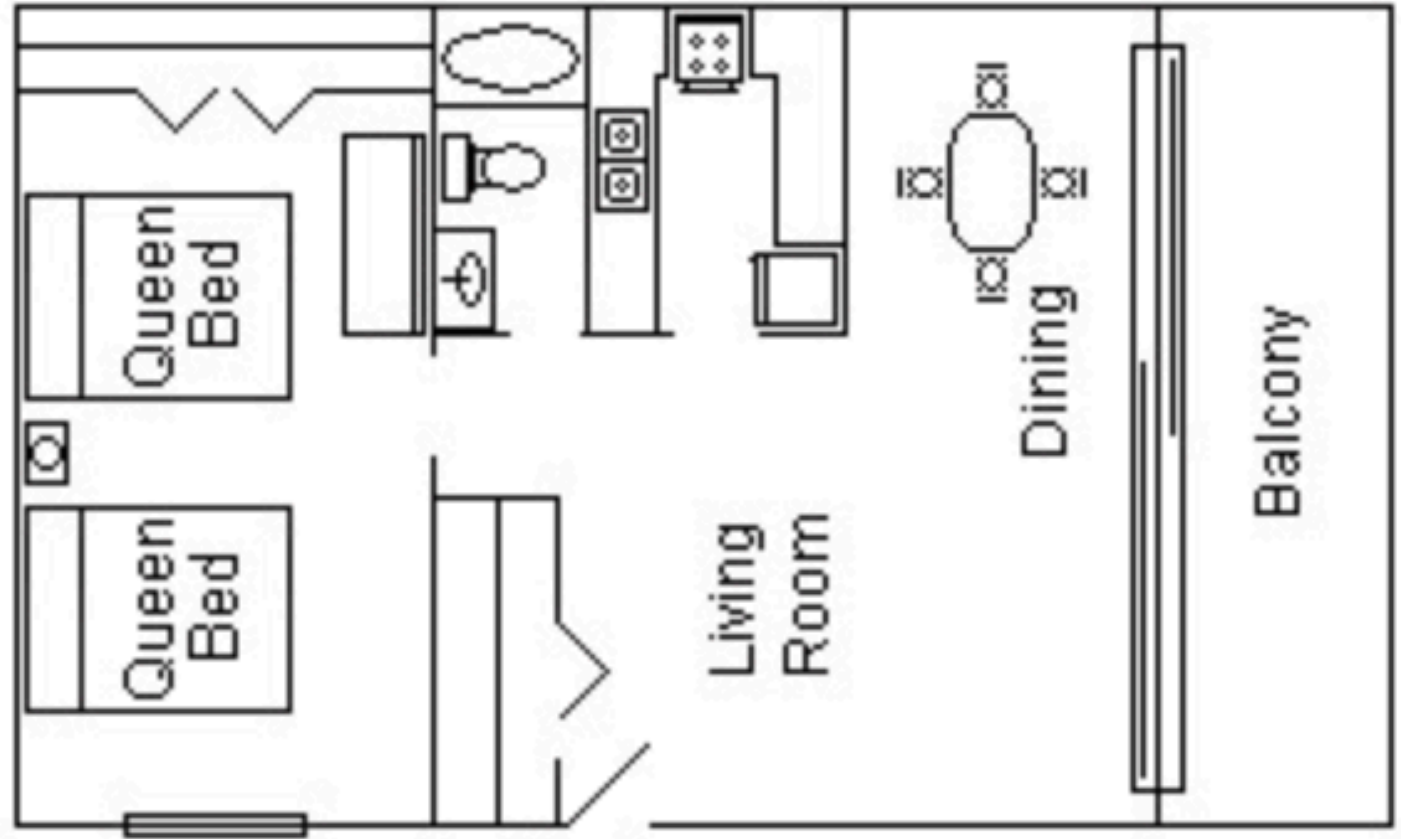


1 Bedroom 1 Bath Gulf Front End Unit Floor Plan

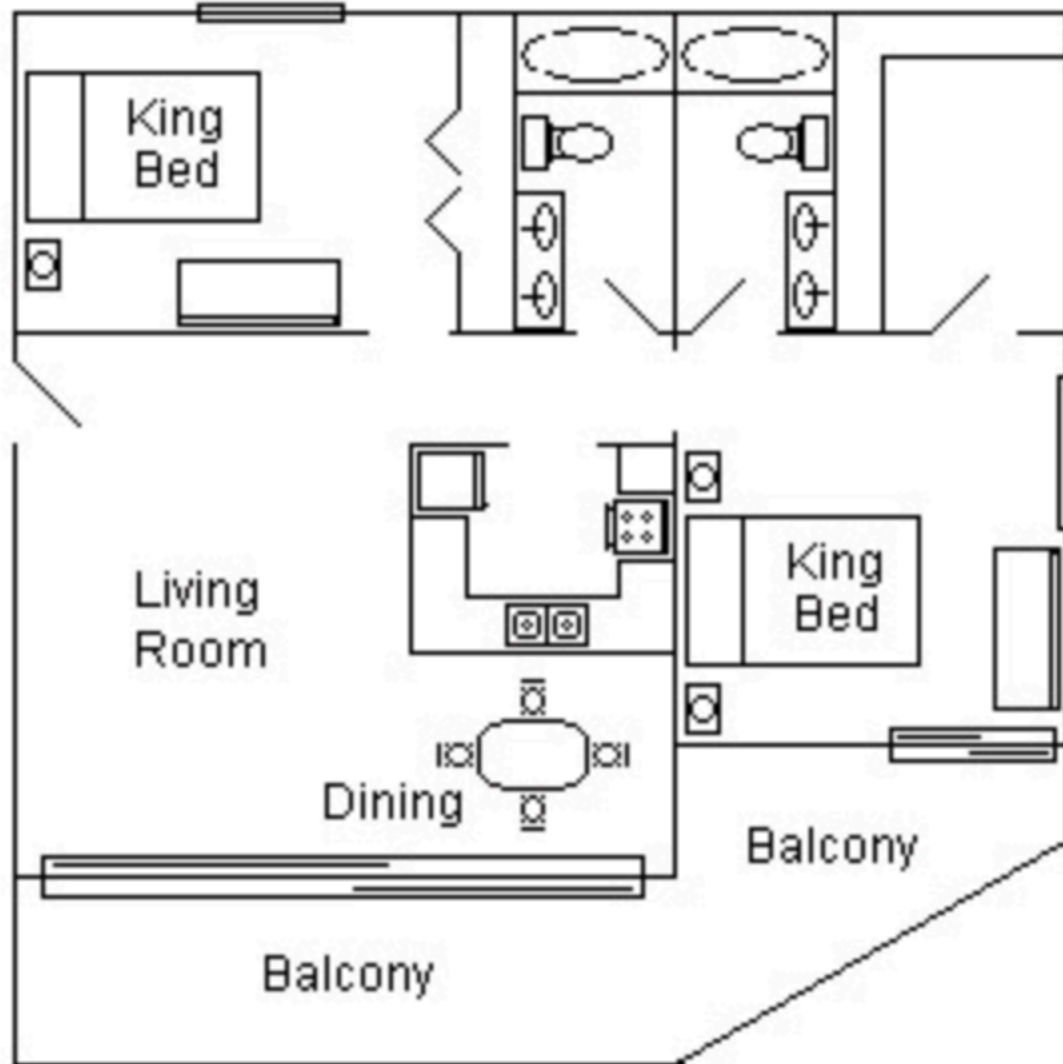


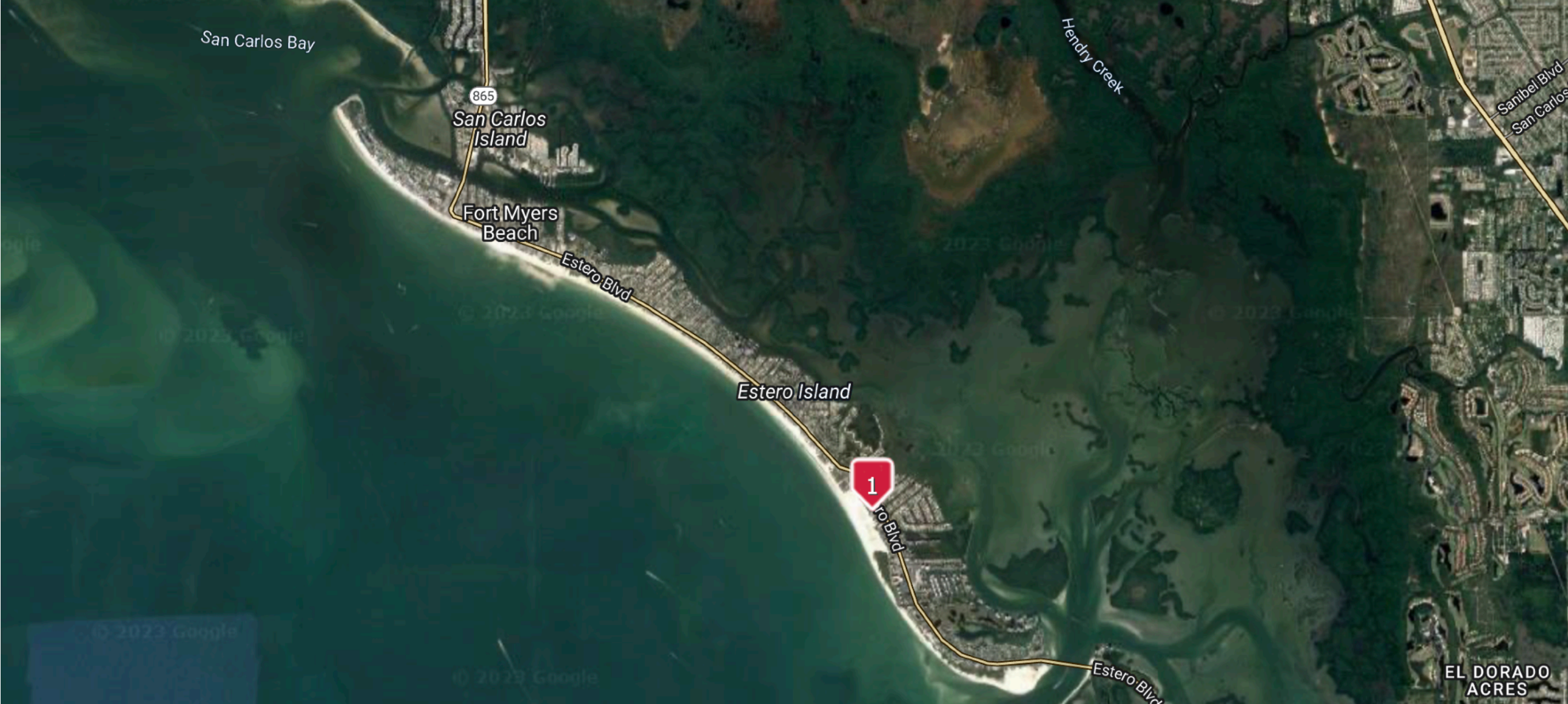
1 Bedroom 1 Bath Gulf Front Unit Floor Plan

**ONE
BEDROOM
OCEAN
VIEW
SUITES**



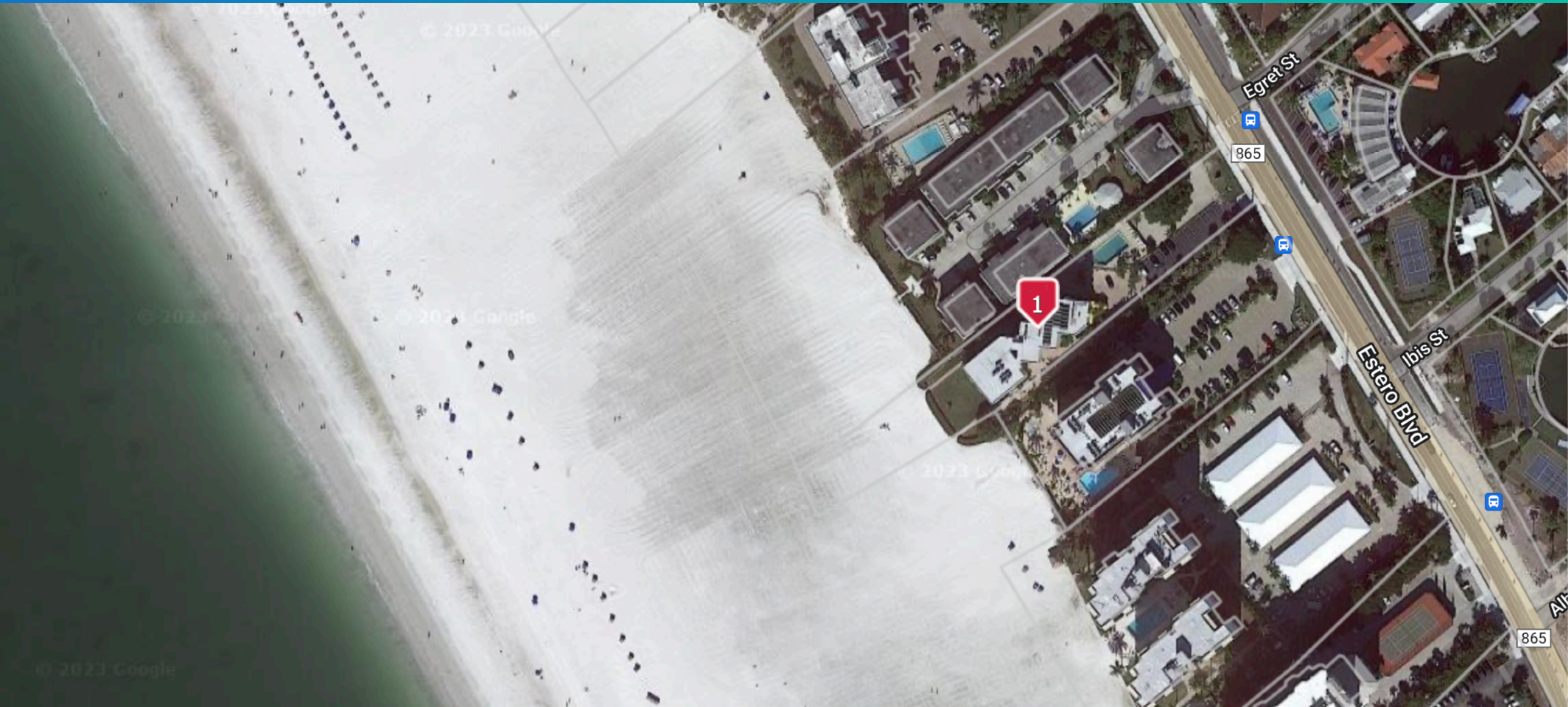
TWO BEDROOM OCEAN VIEW SUITES





LOCATION | FORT MYERS BEACH

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