

FOR SALE



FORT MYERS BEACH BUILDING + LAND



LOCATION: 17650 SAN CARLOS BLVD, FORT MYERS BEACH, FL 33931

FEATURES

Price: \$5,799,000

Strap #: 07-46-24-00-00013.1030

Size: 14,000+ SF Old FL Style Building + 3.5+ Acres of Land

Utilities: County Sewer + Water

MLS #: 2026012344



CONTACT: Mark Vancosky or Michael Froncek

PHONE: 239.402.5219 or 239.822.7006

EMAIL: Markvancoskyrealtor@gmail.com

ADDRESS: 9001 Daniels Pkway, Unit 102, Fort Myers FL 33912



PROPERTY DESCRIPTION



Rare opportunity to acquire a freestanding commercial property situated on approximately 3.5 acres along the highly traveled San Carlos Blvd corridor, ideally located between Summerlin Rd and Fort Myers Beach. The site features a well-maintained $\pm 14,000$ SF building designed in a classic Olde Florida style, highlighted by vaulted ceilings and natural wood accents throughout. The current layout offers a flexible mix of retail and restaurant space, including dual kitchen areas and a private dining room, making it suitable for a variety of business operations. Positioned on an expansive parcel, the property includes a large paved and striped parking area with approximately 100 spaces, along with dual access points for smooth ingress and egress. Zoned C-2, the 3.5-acre site provides exceptional versatility—ideal for continued use, reconfiguration, or future redevelopment. The size and layout of the land offer potential for a wide range of commercial applications, making this a unique opportunity in a high-demand location.



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8000+SF MARKET/RETAIL AREA



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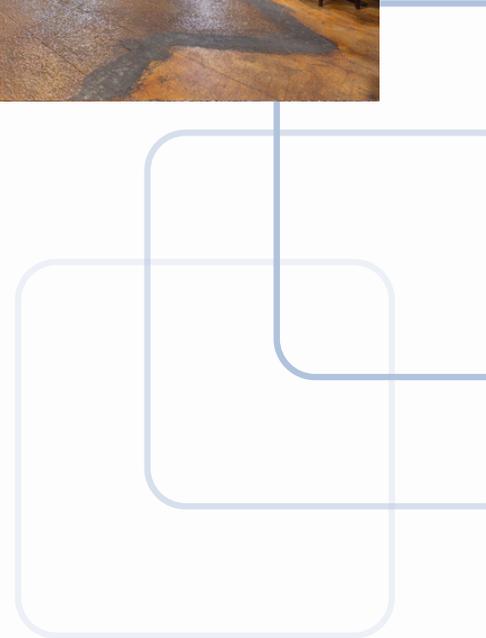


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6000+SF RESTAURANT/BAR/DINING AREA



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KITCHEN/PREP/ SERVICE AREAS



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LOADING DOCKS/PARKING



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