

Nauti Dolphin Marina For Sale \$5,500,000

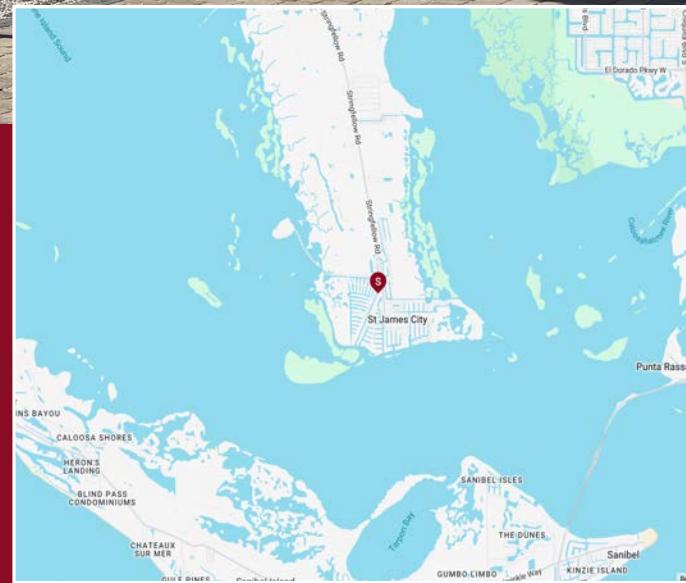
2921 Sanibel Blvd
St James FL 33956

Reduced to \$3,900,000



HIGHLIGHTS:

- » Rare 1.1 Acre Marina Site St James City FL
- » Significant Capital Improvements Already in Place
- » Ideal Destination Concepts: Tiki Bar - Food Trucks
- » Deep Water Canal - Direct access to Gulf of Mexico
- » Call For More Details



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	1,698	2,589	8,603
2025 Average HH Income	\$171,513	\$147,001	\$162,427

Exclusively Marketed by:

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PROPERTY SUMMARY

Number of Slip Rentals	26
Land Acres	1.1
Year Renovated	In Progress
Website	nautidolphinmarina.com

INVESTMENT SUMMARY

Price	\$5,500,000
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INVESTMENTS HIGHLIGHTS

Marina For Sale \$5,500,000

Prime Waterfront Location: Situated on a deep-water canal with direct access to Pine Island Sound and the Gulf of Mexico via Redfish Pass.

Ideal for marine-oriented uses, boating traffic, and waterfront commerce.

- Rare 1.1-Acre Site in St. James City: One of the few sizable parcels available in this highly desirable coastal corridor, offering flexibility for redevelopment, expansion, or creative mixed-use concepts.

Significant Capital Improvements Already in Place: Owner has invested heavily in site work, landscaping, and design — providing a strong foundation and reducing future development costs.

Ideal for Destination Concepts: Perfect for a tiki bar, food truck park, waterfront restaurant, marina-adjacent business, or experiential retail, capturing both local and tourist traffic.

Strategic Southwest Florida Location: Positioned between Pine Island and the booming Naples–Fort Myers corridor, benefiting from strong regional growth, boating tourism, and increasing demand for

- IDEAL BUYER PROFILE
 - Marina owner operators
 - Strategic buyers expanding Gulf Coast footprints
 - Experiential hospitality and recreation investors
 - Value add investors seeking dock, slip, or operational upside

