

SALE

Sea Side Commercial Storage and Docks

19150 & 19105 SEA SIDE DR

Fort Myers Beach, FL 33931

PRESENTED BY:

LAURI ALBION

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TIFFANY LUONGO

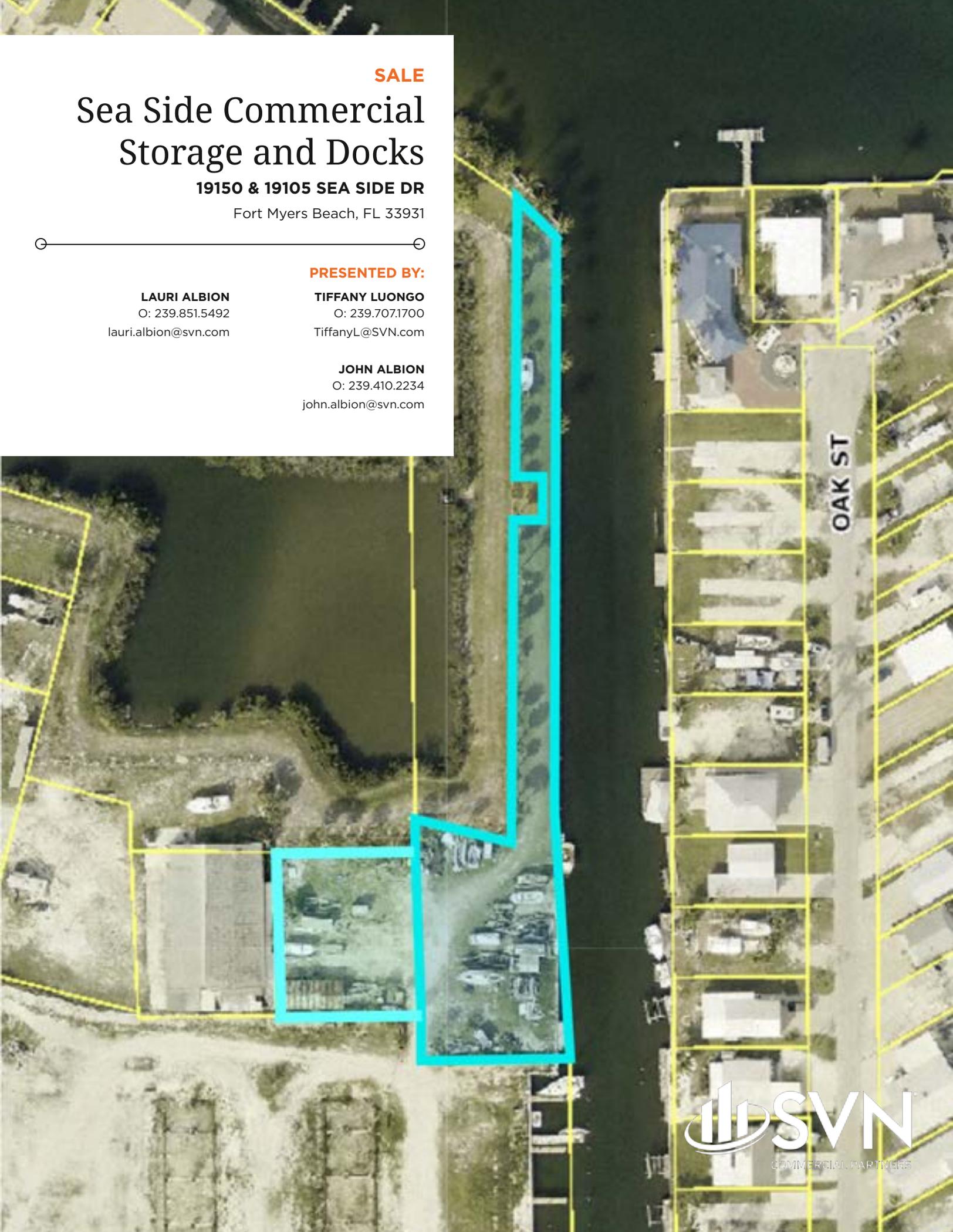
O: 239.707.1700

TiffanyL@SVN.com

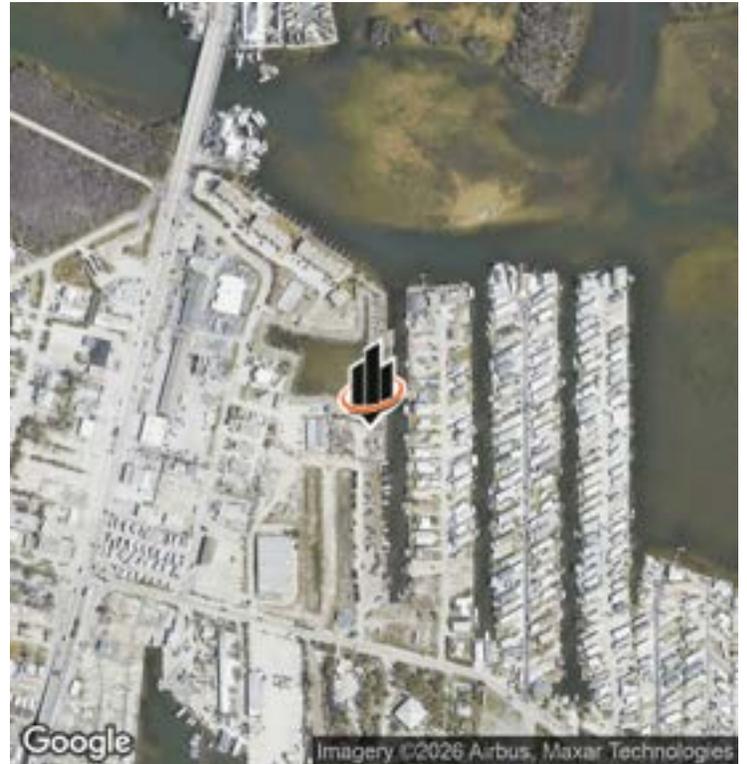
JOHN ALBION

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,350,000
OFFERED:	AS IS
TWO LOT SIZE TOTAL:	.96 AC
ZONING:	AG-2 & IM
STRAP #S	19-46-24-00.00005.0000
	19-46-24-00-00004.0010

PROPERTY DESCRIPTION

This two-parcel property is situated on the canal between Sea Side Drive and Oak St. The property also includes half of the submerged canal bottom.

The canal opens into Hurricane Pass and the Back Bay which connects directly to the Gulf of Mexico. The smaller Western parcel (.26 AC) is currently zoned IM (Marine Industrial). The larger Eastern parcel (.70 AC) is currently zoned AG-2. Future Land Use for both parcels is Industrial and a portion of the larger parcel is Urban Community.

PROPERTY HIGHLIGHTS

- Easy access to open water.
- Desirable dock spaces for Marine Construction Companies and charter boats.
- Gated area for greater security.
- Additional land for open storage included.

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ADDITIONAL PHOTOS

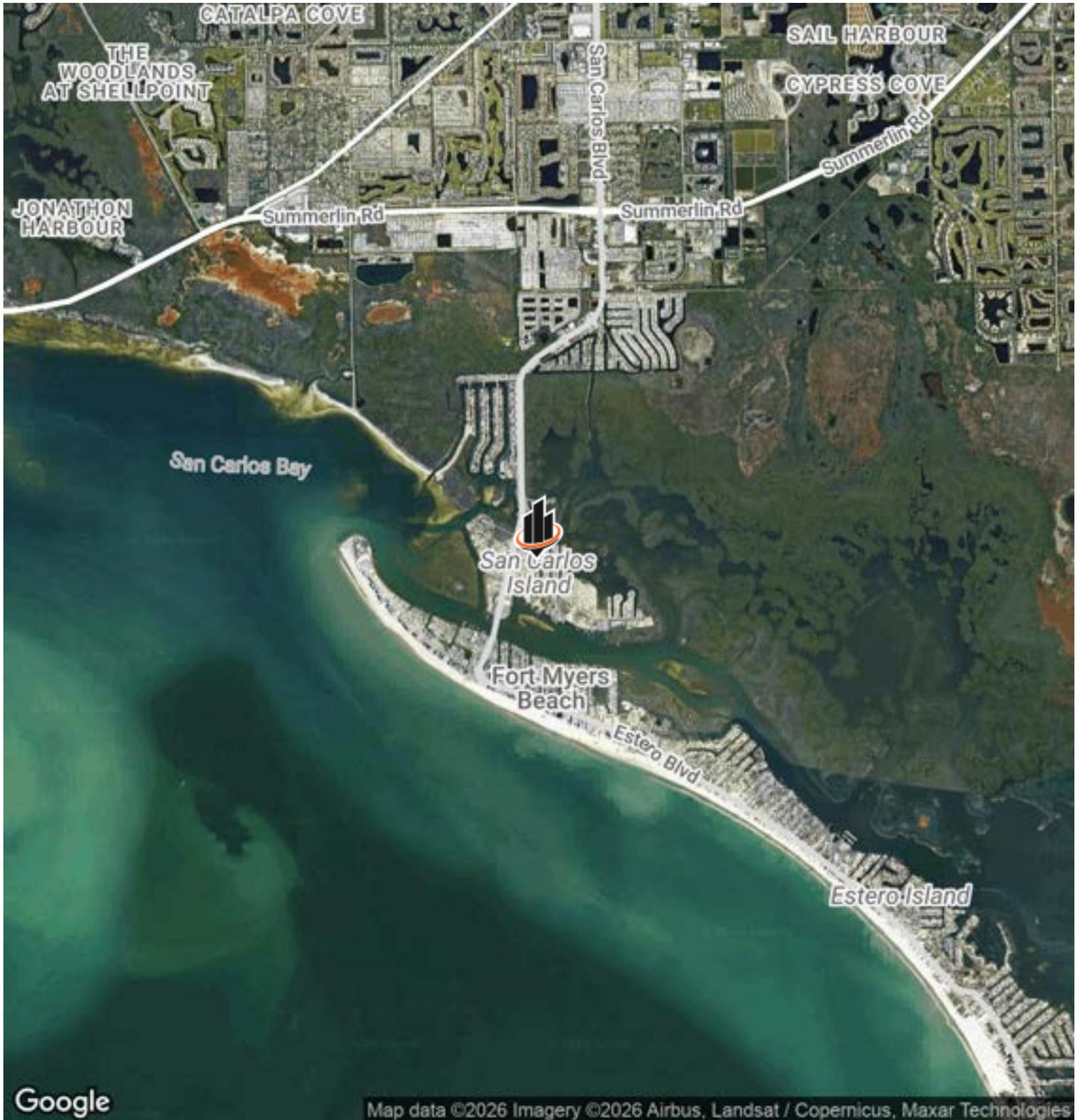


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LOCATION MAP

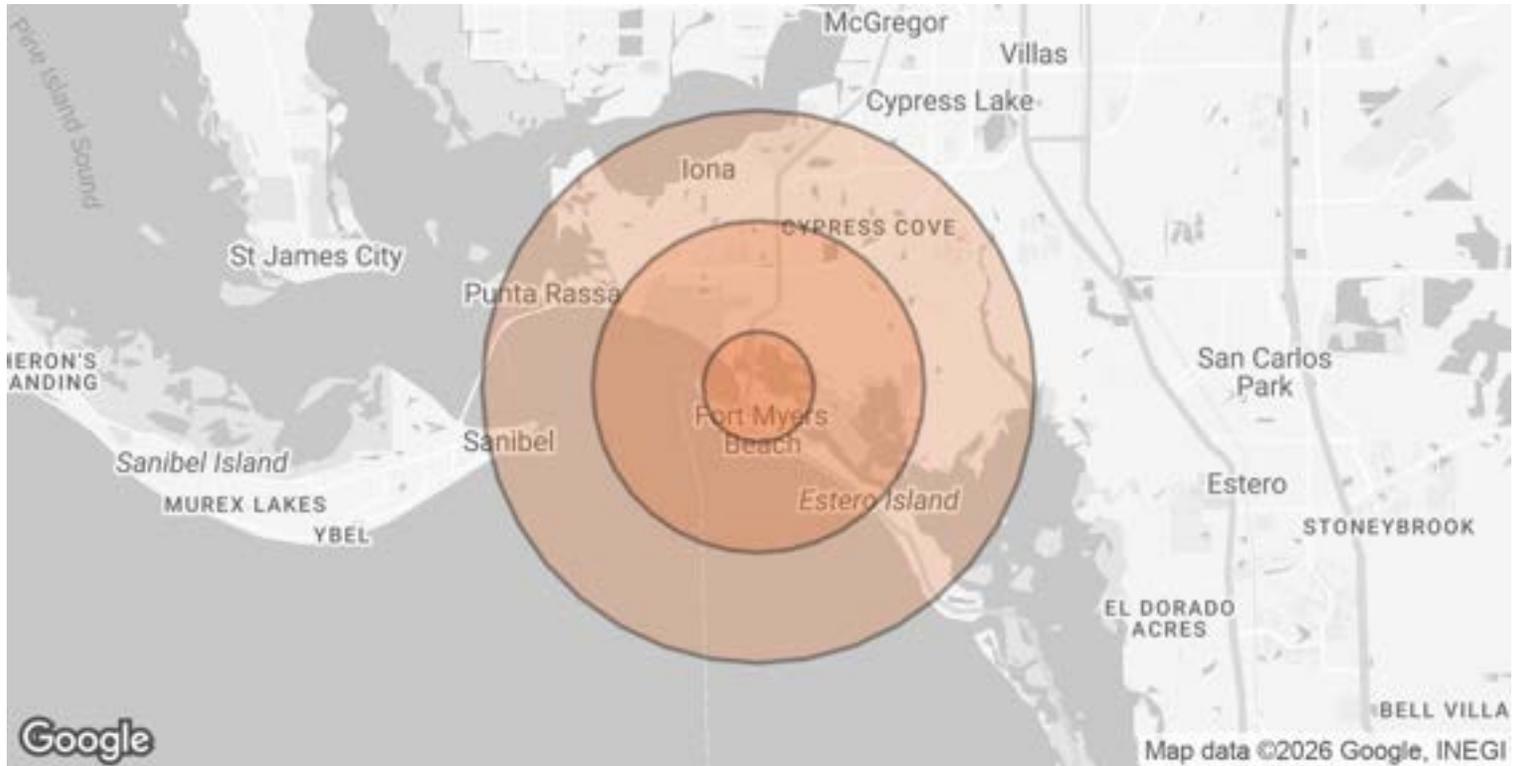


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,307	13,488	42,897
AVERAGE AGE	65	66	61
AVERAGE AGE (MALE)	64	66	61
AVERAGE AGE (FEMALE)	66	66	61

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,331	7,668	21,708
# OF PERSONS PER HH	1.7	1.8	2
AVERAGE HH INCOME	\$102,212	\$94,444	\$101,029
AVERAGE HOUSE VALUE	\$493,345	\$417,653	\$462,311

Demographics data derived from AlphaMap

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