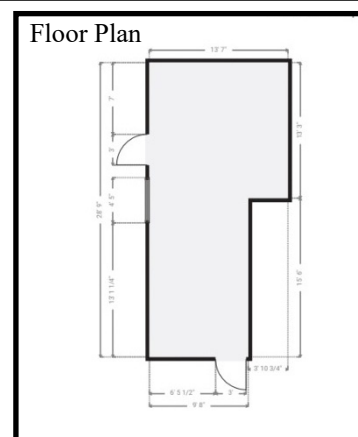




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 LSands@viprealty.com  
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- **Location:** 3444 Marinatown Lane, Unit 8A  
North Fort Myers, Florida 33903
- **S.T.R.A.P. #:** 11-44-24-00-00017.2010
- **Size:** 430± SF, (Includes outdoor seating area)
- **Zoning:** C1-A
- **Parking:** Abundant
- **Comments:** Formerly Marinatown and under new ownership, Sunset Harbor is an active marina just off the Caloosahatchee River, which offers a wide variety of services. This recently renovated space is ready for a new tenant and the Owners is looking to add a retail service that offers desserts (such as, ice cream, Italian ice, smoothies, or bakery items). The current retail tenants include Freedom Boat Club, Sea-Craft Waterfront Tiki, and the Nauti Parrot Tiki Hut. Sunset Harbor is located just off Hancock Bridge Parkway and US41/ N. Cleveland Avenue. The Tenant is responsible for utilities.





# COMMERCIAL

For More Information Contact:

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Broker & Commercial Advisor

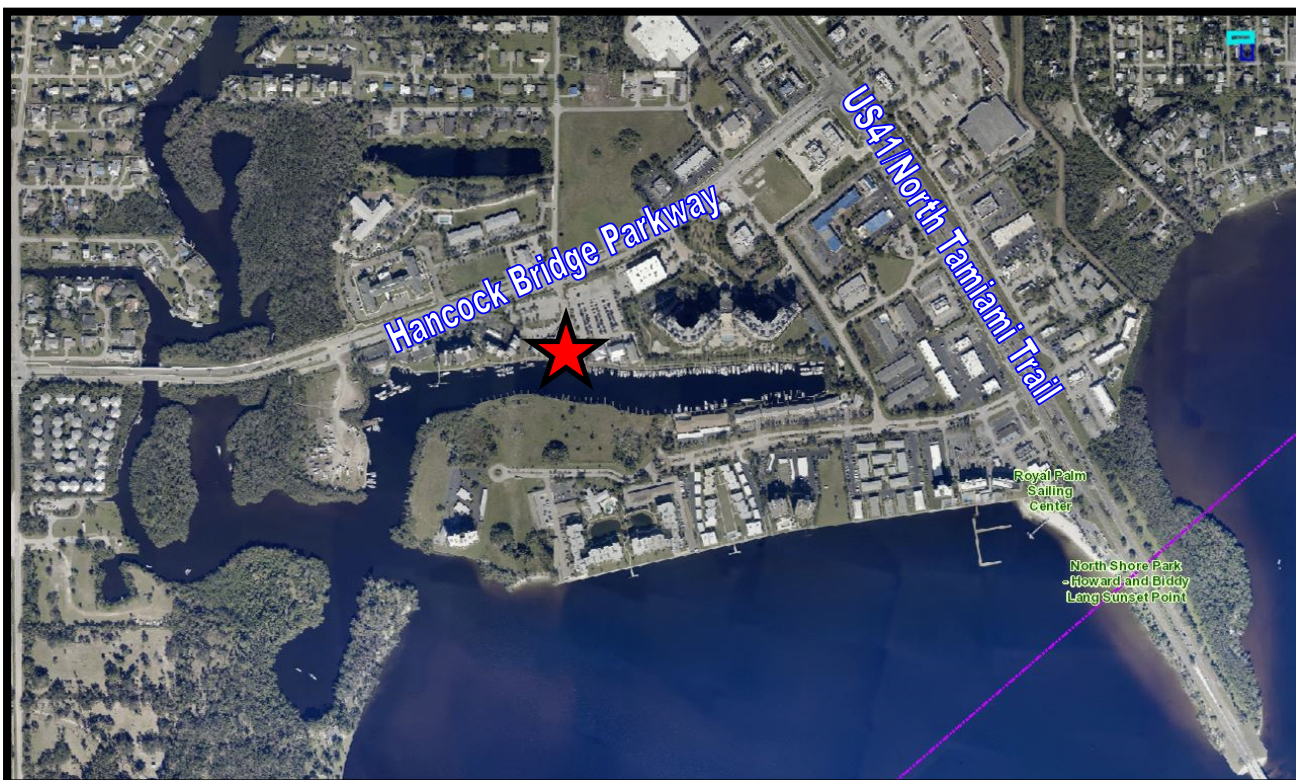
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## WATERFRONT RESTAURANT WITH OUTDOOR SEATING SUNSET HARBOR | US 41 & HANCOCK BRIDGE PARKWAY



**VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907  
Phone 239.489.3303**

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