



17501 Harbour Point Dr  
Fort Myers, FL 33908

## Investment Opportunity

(Property only—no business operations included. Enjoy hassle-free ownership.)

## Property Highlights



**17501 Harbour  
Point Dr**  
Fort Myers, FL  
33908



**Price**  
\$6,885,471



**10 Year Lease**  
12/1/17-11/30/27



**Year Built**  
2014



**Building Size**  
±5,088SF Restaurant  
±510SF Bait Shack



**CAP Rate**  
8.42%\*

Invest in a property that not only offers a beautiful waterfront setting but also promises strong income potential and a resilient structure. Seize this unique opportunity to own a prime commercial property in a highly sought-after location.

## For more information:

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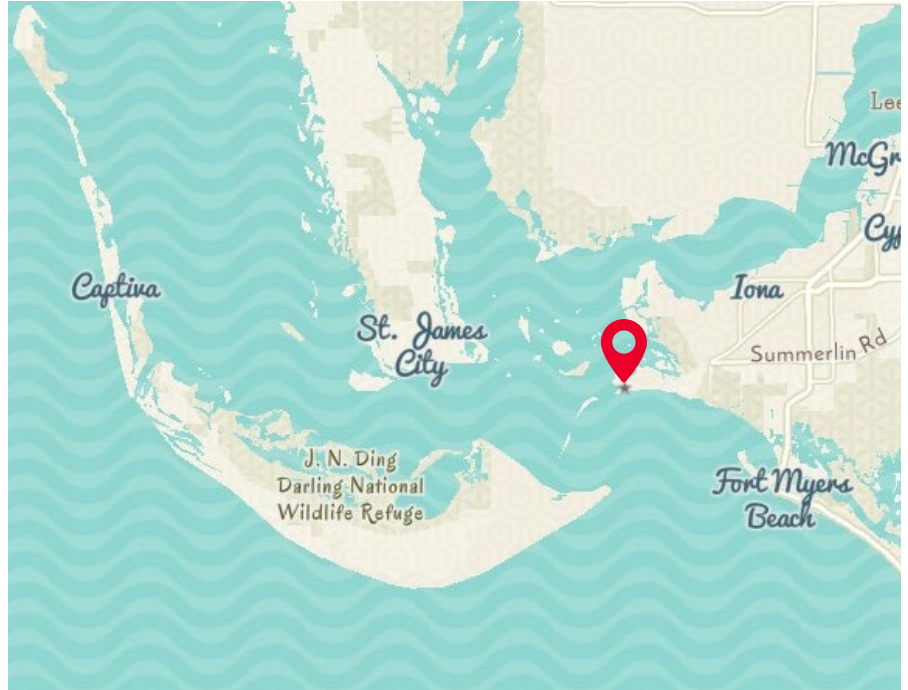
CAP Rate

The net operating income is based off Q1 of 2026.

NOI

\$416,985

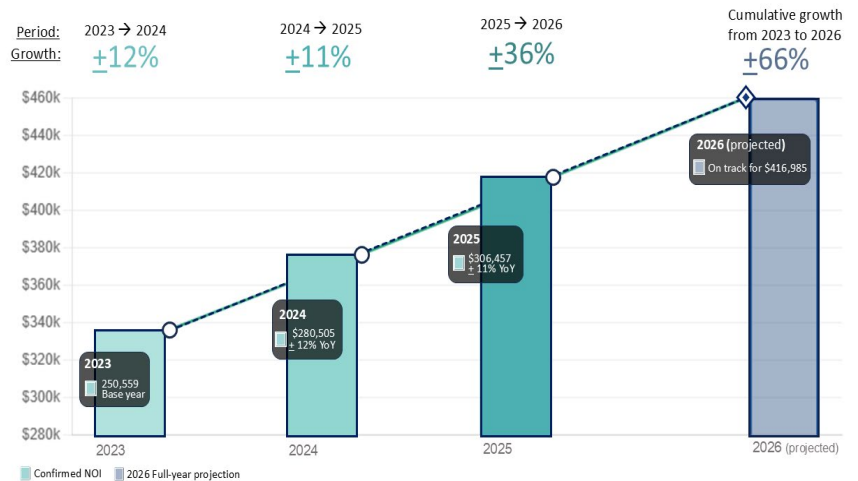
Potential for significant income from current tenant Bimini Bait Shack. Income percentage-based lease in place with an 8.42% rate based on the first five months of 2026. Income percentage-based lease in place with a 6% rate up to \$4 million and 6.5% on anything over.



2.75M

Tourists

Southwest Florida boasts 2.75 Million tourists coming to the area each year. Generating more than \$96.5 billion in spending.



**NOI Momentum Story:** The property has delivered three consecutive years of NOI growth and is on track to achieve a projected +36% year-over-year increase in 2026, resulting in approximately 66% cumulative NOI growth since 2023. This performance reflects successful leasing initiatives, tenant expansion, and sustained operational efficiencies.

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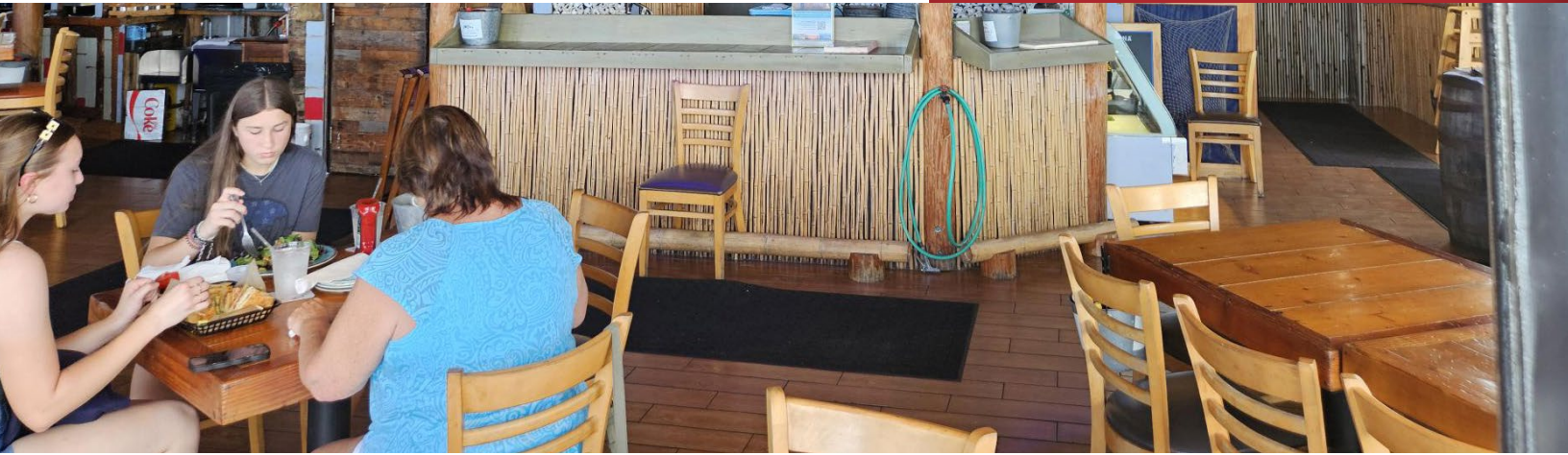
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### Building Amenities

- **Location:** Given the unique location, profitability will be ramping up as the completion of hurricane recovery projects on Sanibel, the Causeways, and the Punta Rossa boat ramp.
- **Additional Income Opportunity:** The on-site Bait Shack can generate a lucrative monthly income of \$4,000 or more. The opening coincided with the reopening of the Punta Rossa boat ramp in July of 2025.
- **Popular Restaurant:** Home to a well-known local restaurant brand that attracts both tourists and locals, adding to the property's appeal.
- **Amenities:** The property features elevator for handicap accessibility, pull down shutters for quick protection from pop-up storms, and extensive parking.
- **Hospitality:** Convenient accommodation options for business clients and visitors, enhancing the building's appeal and accessibility.
- **10 Year Lease:** Restaurant has been in business since December 1, 2017, with the current initial 10-year lease expiring November 30, 2027 with 3, 5 year renewal options available opportunities.
- **Prime Waterfront Location:** Unparalleled views that create an inviting and scenic atmosphere driving visitors and locals to the property.
- **High Traffic Area:** The location is a magnet for visitors en route to and from Sanibel Island, ensuring a steady flow of potential customers.
- **Flood Risk Mitigation:** The property is constructed on stilts, significantly reducing the risk of flood damage.
- **Resilient Infrastructure:** The facility experienced minimal physical damage from Hurricane Ian, demonstrating its robust construction and resilience.

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