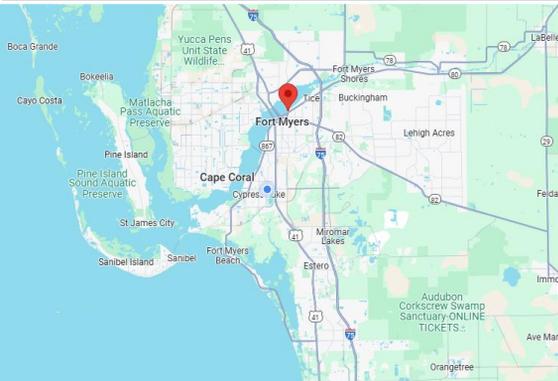




Riverfront Income Property with High-Rise Development Upside Adjacent to New City Boat Ramp



Sale Price: \$3,495,000

Lease Price: \$15.00 PSF + \$5.00 CAM + Utilities

Total Building SF: 24,700± SF **Year Built:** 1935 (As shown on LeePA)
(Extensive Renovations in 2023-2024)

Lot Size: 1.06 acres + 0.41-acre lot across the street

Strap: 07-44-25-P4-00109.0080 | 07-44-25-P4-03616.0080

Zoning: CG –Commercial General | **Lot Zoned:** RM16
(Residential and Commercial Use)



Tarpon Street Pier (3 Blocks Away)

Offered at an **adjusted price of \$3,495,000**, 3131 E Riverside Drive presents a rare **dual-track opportunity** for **income investors, owner-users, and waterfront high-rise developers**. The property is immediately adjacent to land recently acquired by the **City of Fort Myers** for a new public boat ramp, a significant catalyst for waterfront land values and future residential demand.



Michael J. Frye, CCIM|CEO
Hall of Fame, Lifetime Achievement
(239) 281-0441
mfrye@ccim.net



REMAX Realty Group
7910 Summerlin Lakes Dr.
Fort Myers, FL 33907
O: (239) 489-0444
ftmyerscommercial.com

1-14-2026

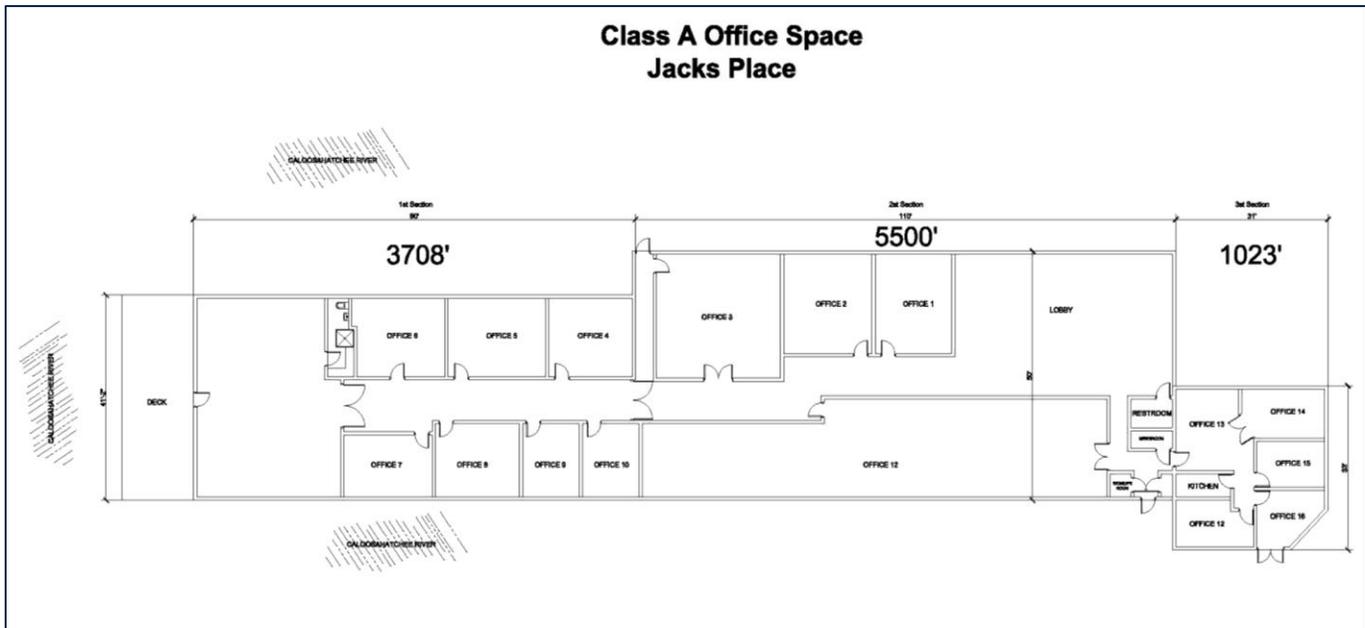


Spaces Available 5,500 SF & 9,200 SF

2,350 SF Common Area includes Covered Entry, Large Professional Reception Area, Men's Room, Ladies Room, and Electrical/Telecom Closet

5,500 SF Space includes 6 parking spaces

9,200 SF Space includes 12 parking spaces





In addition to strong in-place and pro-forma income, the site has **prior high-rise PUD history** (reapplication required) and is well suited for a **hold-and-carry redevelopment strategy**, allowing rental income to offset carrying costs while pursuing future condominium or mixed-use development.

Parking / Land Upside Additional Land Value – A nearly ½-acre portion of the property can be developed with no zoning changes to RM16 or up to 7 units as-is, or utilized short- or long-term as a 24–32 space surface parking lot, supporting the new City boat ramp, tenants, or future development, with potential for meaningful supplemental income.

- Property is completely fenced with security coded gate access and lighting
- New AC Units post Hurricane Ian (2022)
- All new LED lighting with 92% full spectrum light and at 25% electric costs
- High Speed Internet with installed Google Nest
- New Firestone TPO Roof with remaining multi-year warranty on main waterfront office sections
- Hurricane Resistant Windows up to 175 mph with lifetime warranty. The warranty guarantees the windows, for life, to withstand 175 mph winds. They were tested to 185 mph.
- **Total Existing Parking Spaces: 36**

Parking for 9,200 SqFt Office: 12 inside the gate and up to 24 outside of the gate, if the empty lot across the street is developed.

- **9,200 SqFt. Space:**

Class “A” Office Space all with magnificent water views of the Caloosahatchee River

Newly upgraded white windowsills and frames

Includes 12 offices & approx. 1,000 SqFt executive suite facing the Caloosahatchee River

Homestead Exemption for space. Can be kept as-is, eliminated, or reduced to 1,000 Sq. Ft. which includes the waterside condo area.

Includes 60’ floating dock (15’ wide), 4 outside decks, and rooftop terrace

Click here to view the Virtual Tour <https://youtu.be/2cEM7hHzY8w> or scan QR Code

- **Property has previously approved PUD for a High-Rise Development**
- Vacant Lot is zoned RM16 meaning it can be developed into 7 units
- Property Taxes for 3131 E Riverside Dr: \$26,074.57

Vacant Lot \$459.50





DEMOGRAPHICS			
3131 E. Riverside Dr., Fort Myers, FL			
	2 Miles	5 Miles	10 Miles
Total Population	26,903	138,792	454,725
Median Age	38	42	46
Total Households	10,790	57,887	188,397
Traffic Count	28,000 (2024) – Palm Beach Blvd. 52,000 (2024) – Edison Bridge (NB/SB)		





Adjacent Lot Plans for Additional Parking or Expansion



Hutchison Engineering, And 3rd, please add Copyright Jacks Place LLC 2020

CUNNINGHAM
REALTY GROUP, INC.
6800-29 Daniels Parkway #205, Fort Myers, FL 33912

3120E RIVERSIDE DRIVE
FORT MYERS, FL 33916

NO.	DATE	REVISIONS

DATE: 06-25-20
PROJECT NO.: TBC
TITLE NO.: 000
SCALE: SEE PLAN

CONCEPTUAL PARKING PLAN FOR 24 PARKING SPACES

C-01

For Sale/Lease – Flex Property
3131 E. Riverside Dr.



Michael J. Frye
(239) 281-0441



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljrye.com

