

# INCOME PRODUCING WATERFRONT COMMERCIAL PROPERTY

3366 Stringfellow Rd | Saint James City, FL 33956

Retail/Office Property For Sale and Lease



LQ Commercial  
REAL ESTATE SERVICES

LQCRE.COM



GOOGLE TOUR

VIEW VIDEO



**\$685,000**  
PRICE



**CALL FOR**  
LEASE RATE



**1,982 SF**  
BUILDING SIZE



**0.33 ACRES**  
SIZE



**C-1**  
ZONING



**1959 / 2023**  
BUILT / REN

- 1,928 SF waterfront, commercial investment for sale in St. James City, FL
- Value-add upside through lease-up of a 300 SF vacant suite (\$800/month potential) and one vacant dock slip (\$400/month)
- 120' dock with gulf-access and three 40' dock slips (two leased, one available)
- Includes three office/retail suites with tasteful interior finishes and a durable metal roof
- The property serves both land-based and boating clientele
- Located in the heart of Pine Island's commercial district



**5-MILE POPULATION**  
**9,106**



**5-MILE HOUSEHOLDS**  
**4,586**



**5-MILE HH INCOME**  
**\$138,031**



**5-MILE EMPLOYEES**  
**3,176**

[PROPERTIES.LQCRE.COM/ST-JAMES-CITY-COMMERCIAL](https://properties.lqcre.com/st-james-city-commercial)



1614 Colonial Blvd #101  
Fort Myers, FL 33907  
LQCRE.COM

**Huck Hagerty**

Associate

D: 239.275.4922 x269

C: 239.441.5955

[hhagerty@lqcre.com](mailto:hhagerty@lqcre.com)

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

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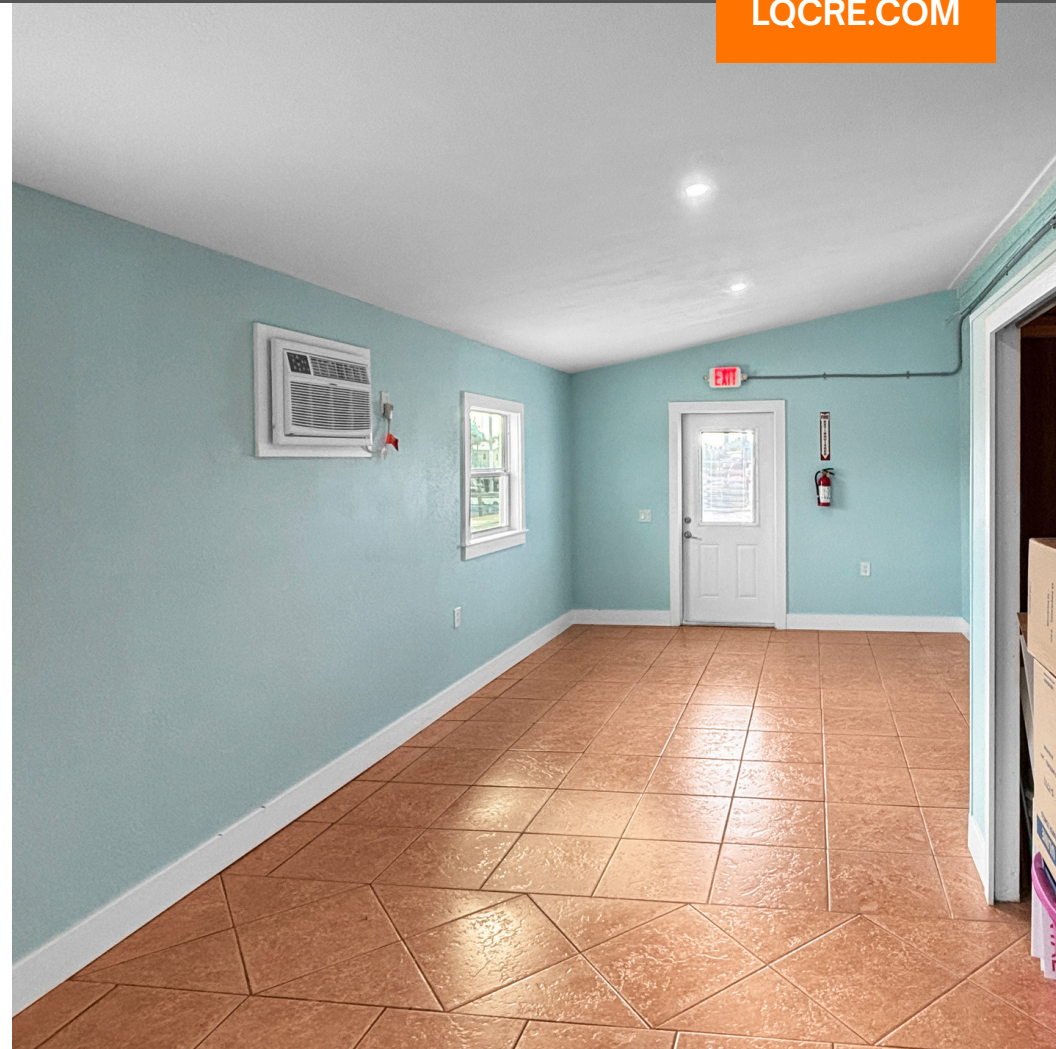


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Vacant Suite



Vacant Suite.



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