



17200 San Carlos Blvd

17200 San Carlos Blvd, Fort Myers, FL 33931



James Hunter

FIG Commercial powered by Realty One Group / MVP
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(239) 210-8973



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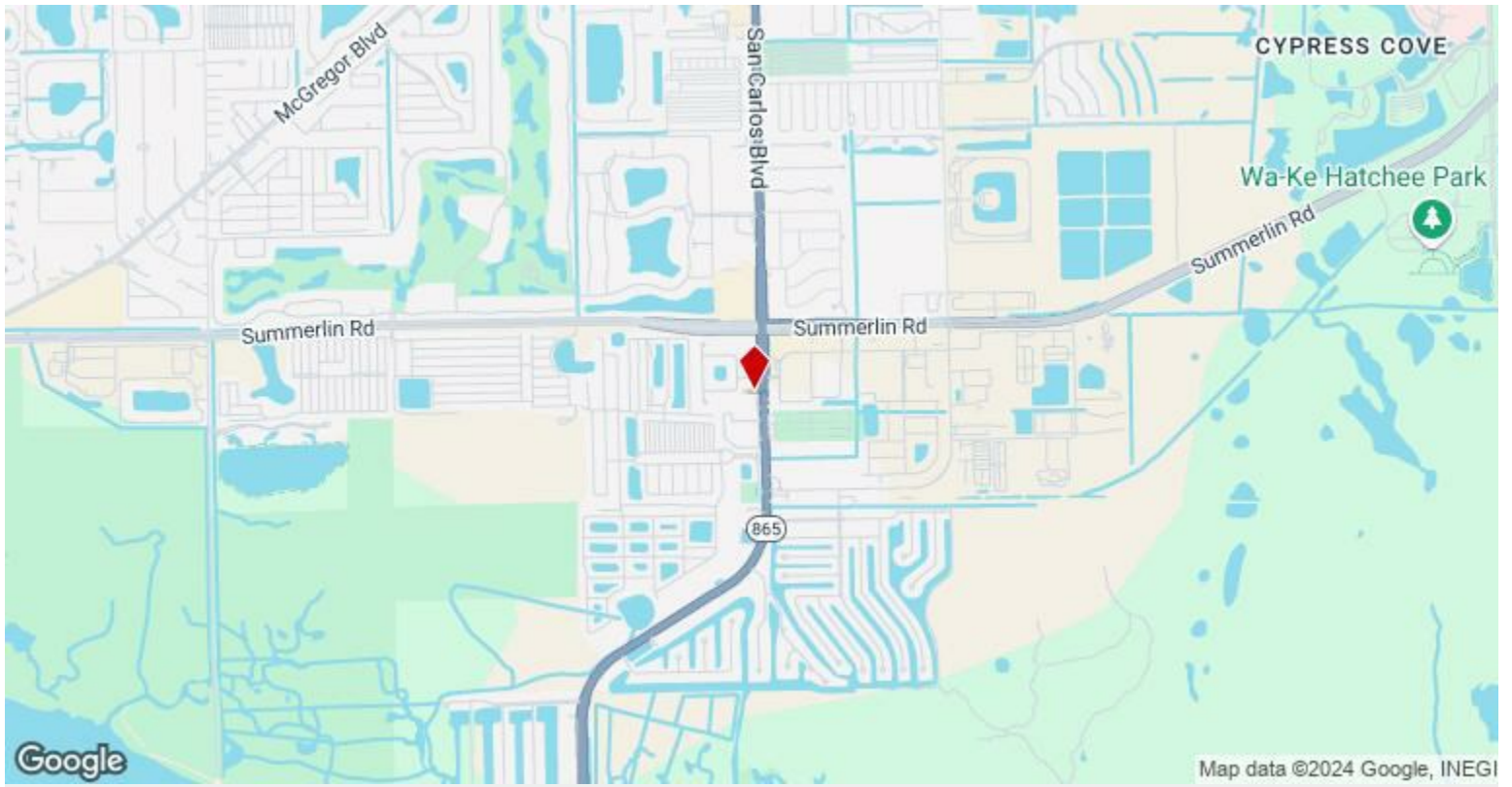
\$2,600,000

Phenomenal freestanding property, in an Opportunity Zone, DRY during hurricanes Helene and Milton, functions as a successful restaurant/bar just 2 miles from Ft Myers beach - sales price includes real estate, business, FF & E, goodwill, liquor license etc... 3,090 SF total on 0.75 acres, on high traffic San Carlos Blvd. Liquor license has a current value in excess of \$250K. Seating capacity of 132, 35 exterior parking spaces, zoned C1 Commercial. Contact James Hunter on 239-210-9073 for more info. Francais parle, Deutsch gesprochen....

- Building DRY during hurricanes Helene & Milton
- Includes real estate, business, liquor license, FF & E, goodwill etc..
- Located on high traffic San Carlos Blvd



Price:	\$2,600,000
Property Type:	Office
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.75 AC
Gross Building Area:	3,456 SF
Rentable Building Area:	3,090 SF
No. Stories:	1
Year Built:	1988
Tenancy:	Multiple
Parking Ratio:	10/1,000 SF
Zoning Description:	C-1
APN / Parcel ID:	07-46-24-00-00002.0060
Walk Score ®:	59 (Somewhat Walkable)



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Property Photos



28-web-or-mls-17200-san-carlos-blvd

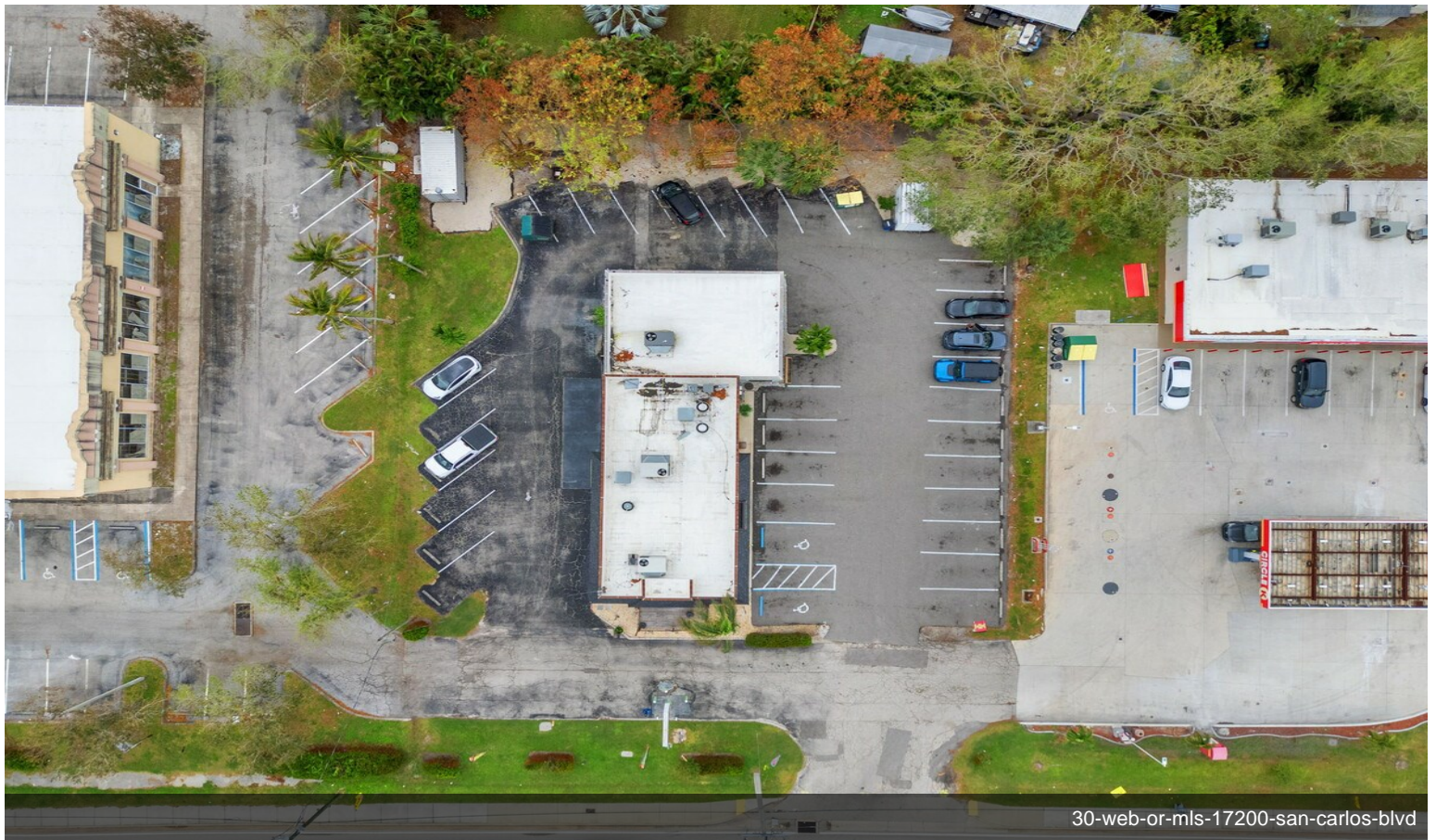


27-web-or-mls-17200-san-carlos-blvd

Property Photos

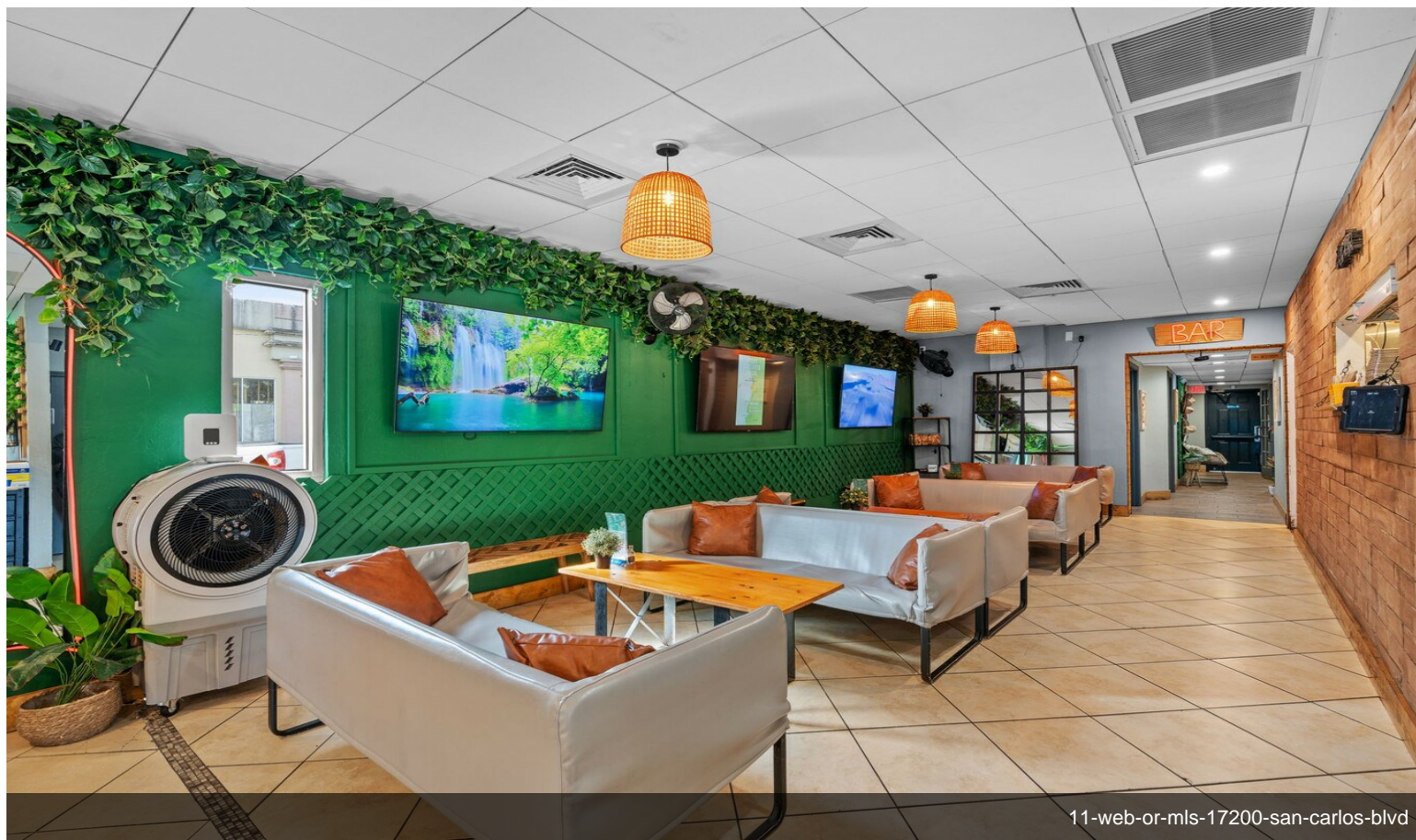


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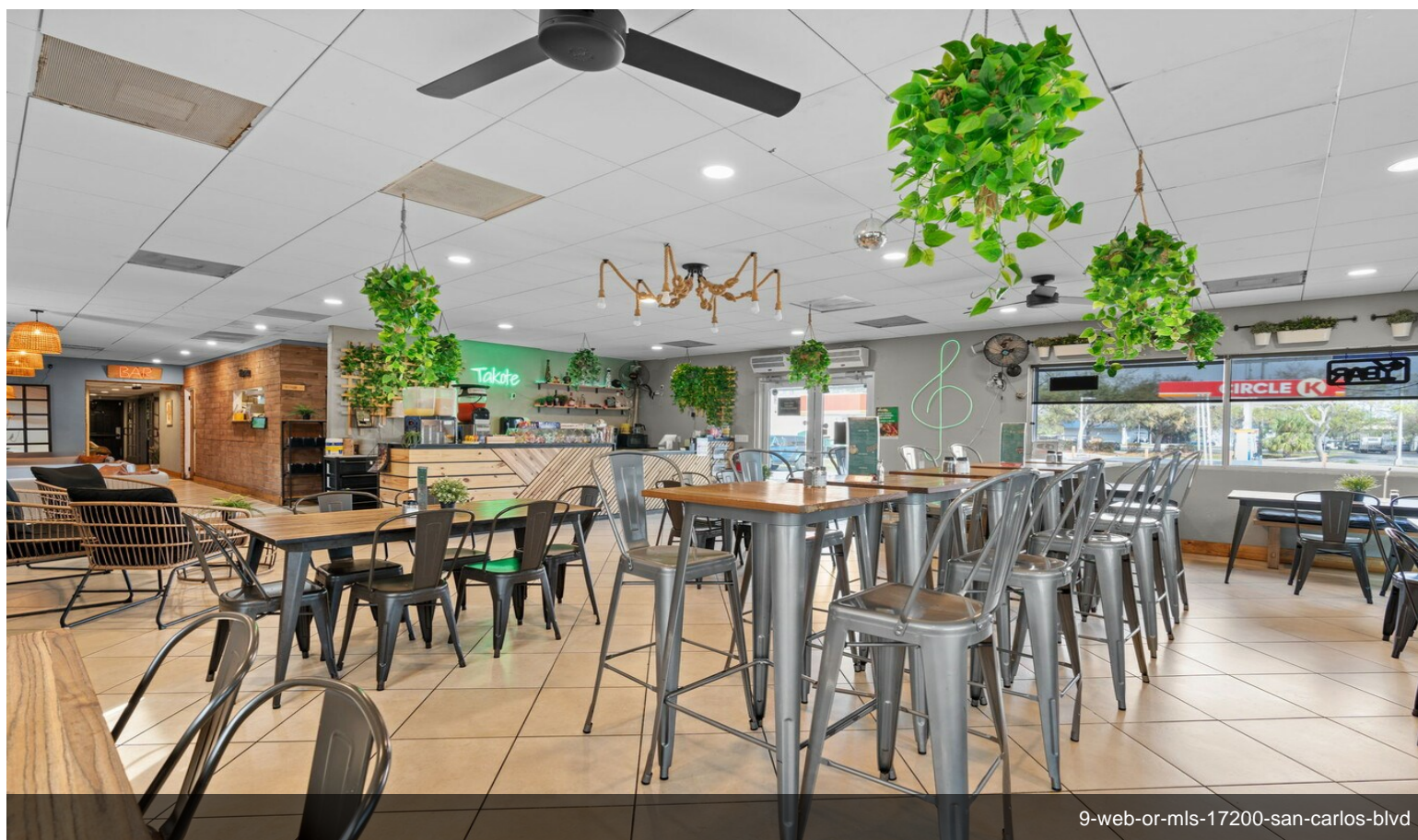


30-web-or-mls-17200-san-carlos-blvd

Property Photos



11-web-or-mls-17200-san-carlos-blvd



9-web-or-mls-17200-san-carlos-blvd

Property Photos

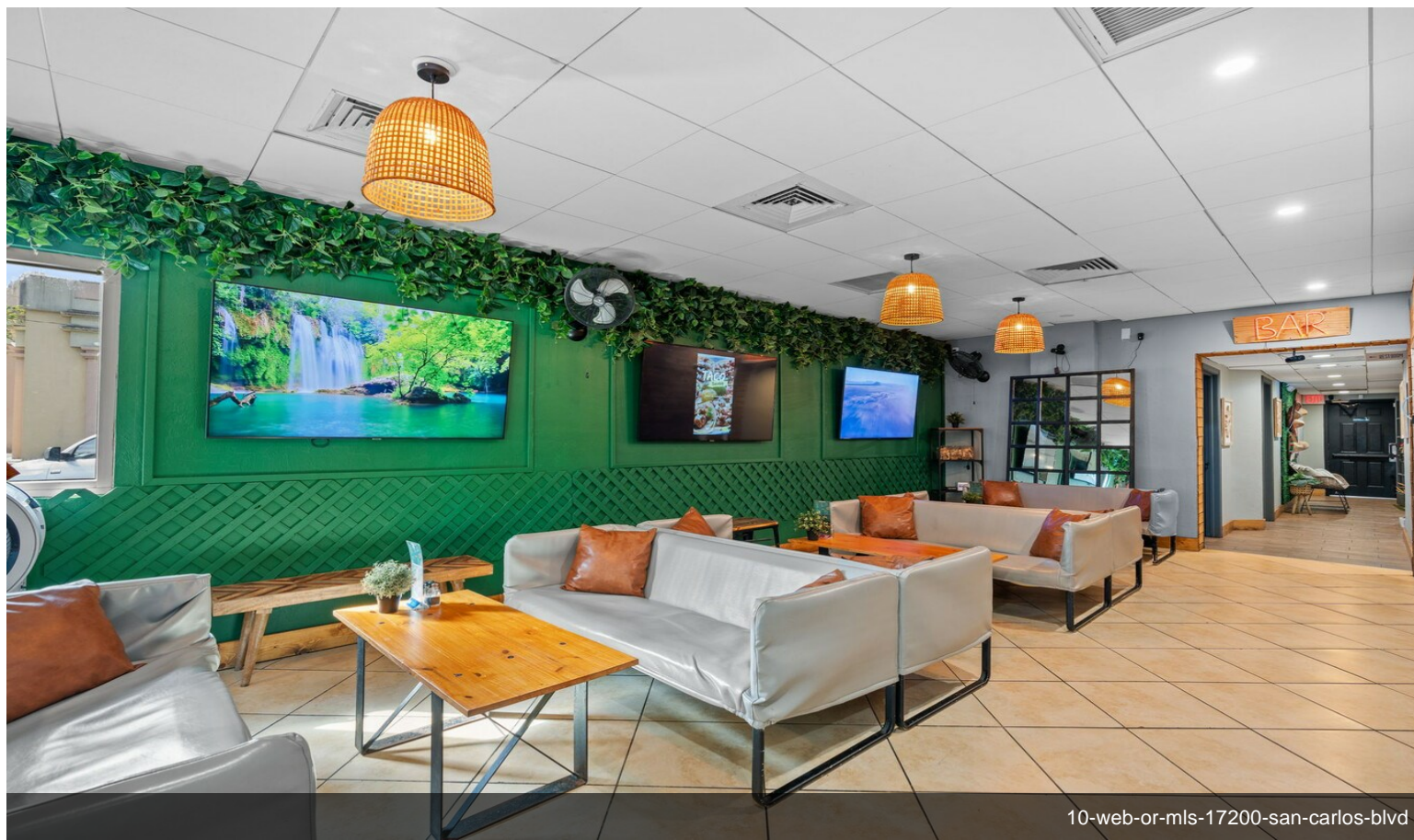


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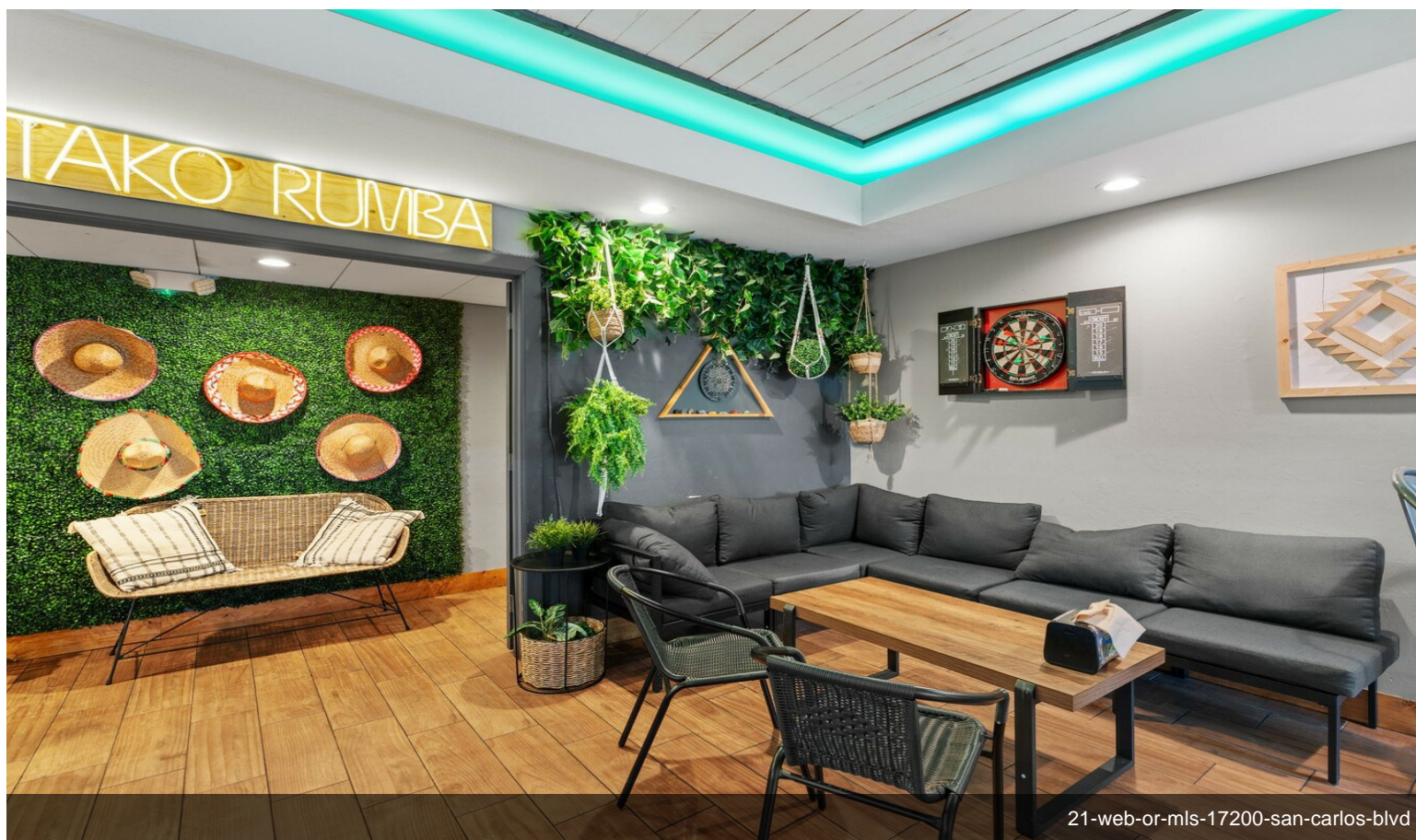


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Property Photos



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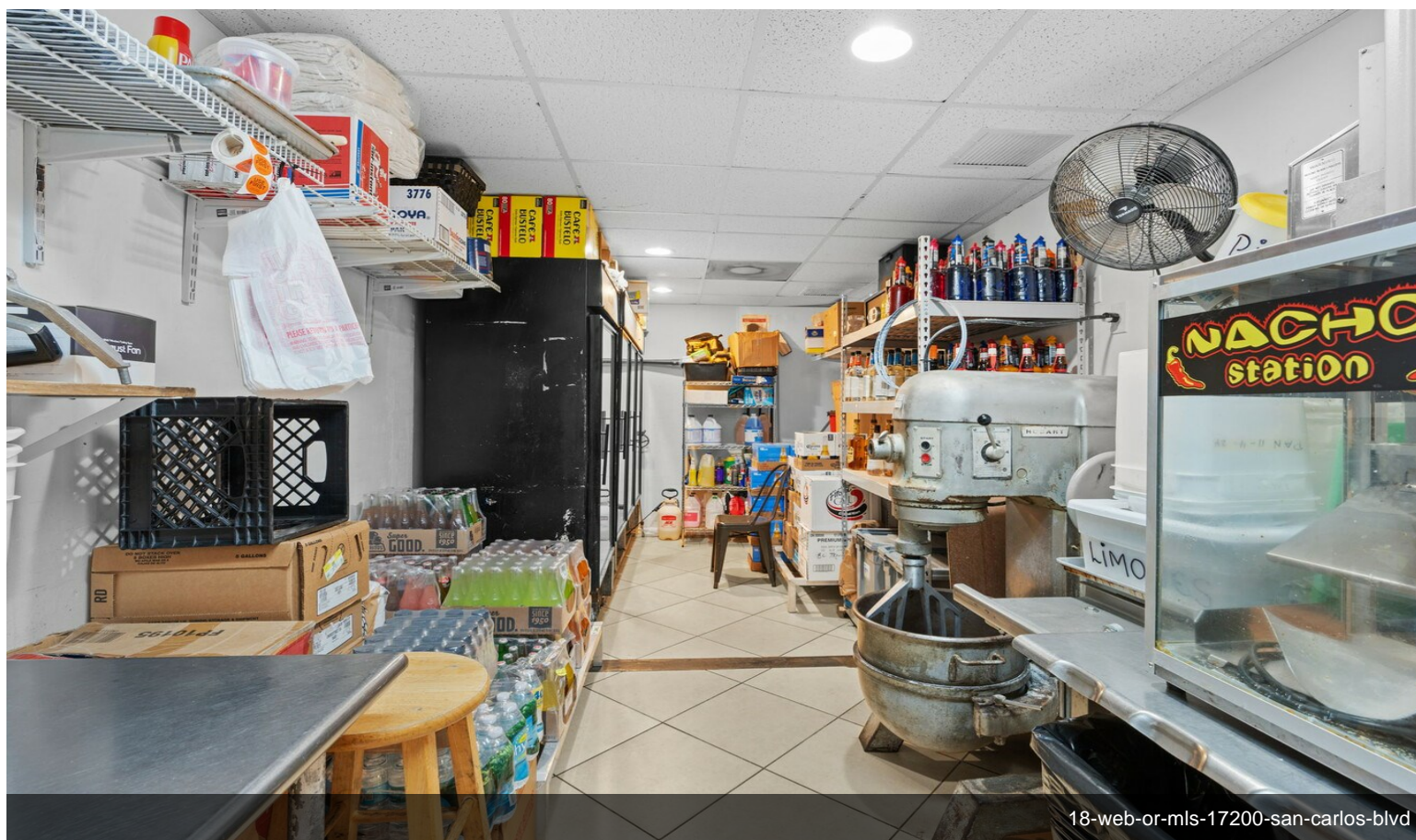


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Property Photos



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Property Photos

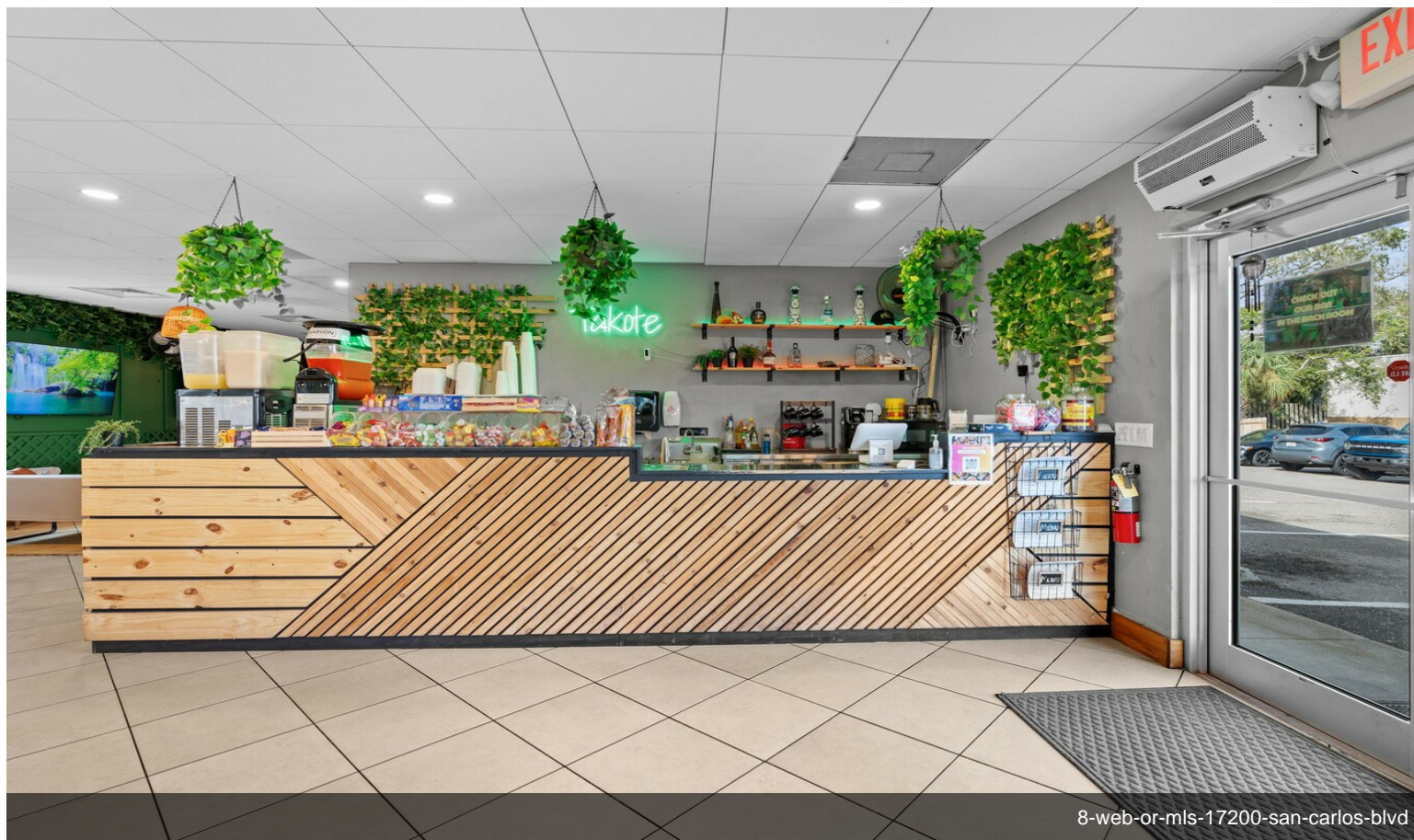


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Property Photos

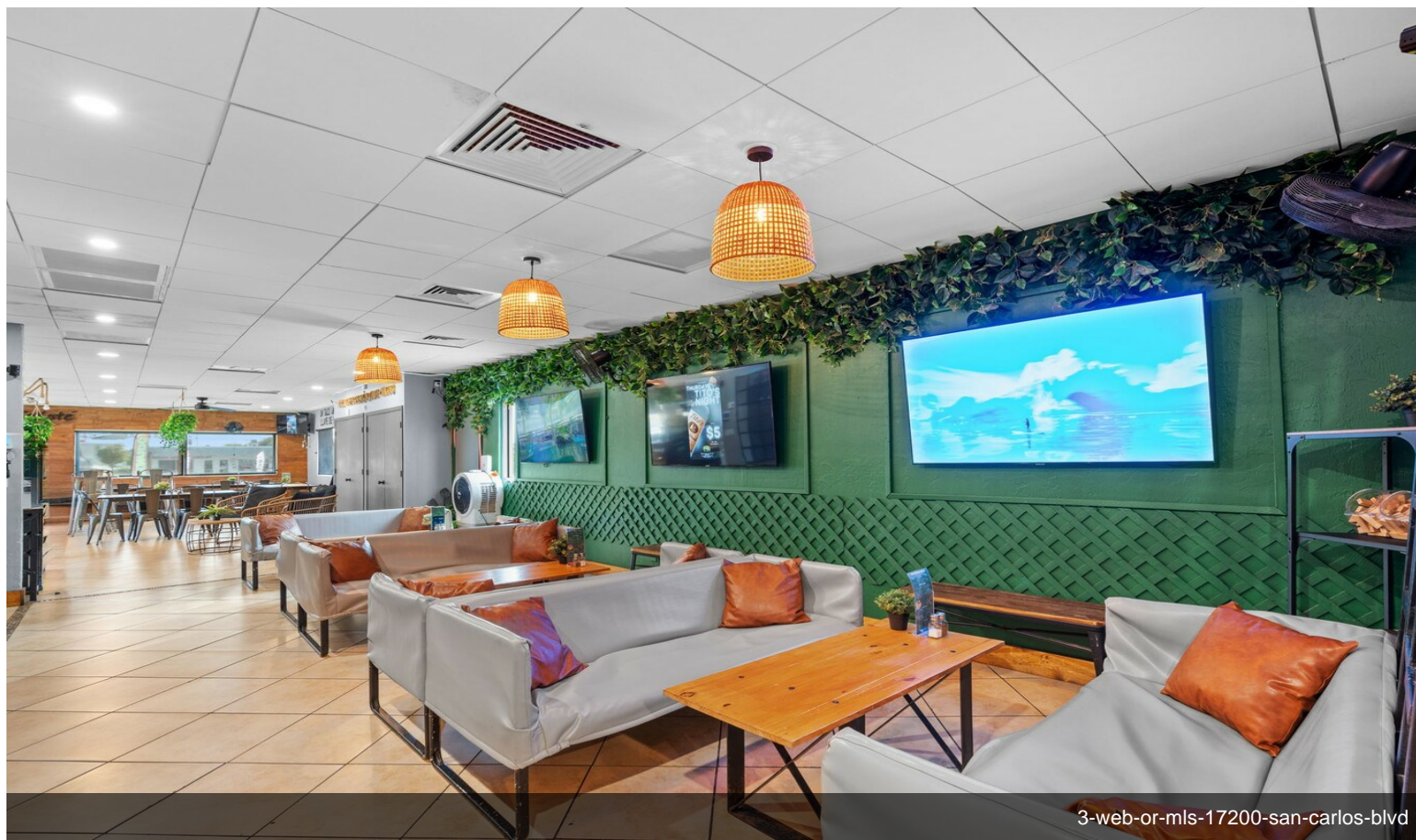


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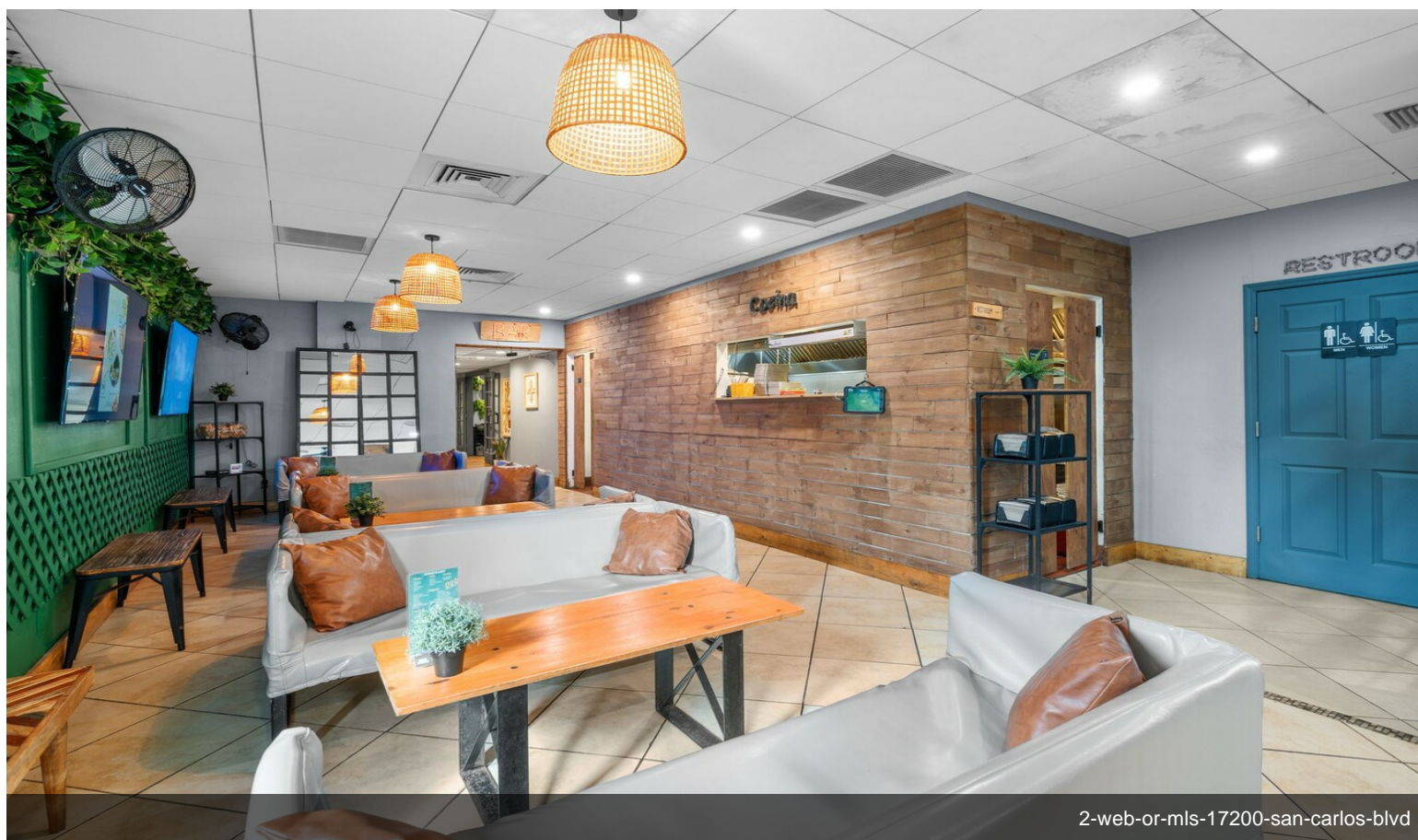


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Property Photos

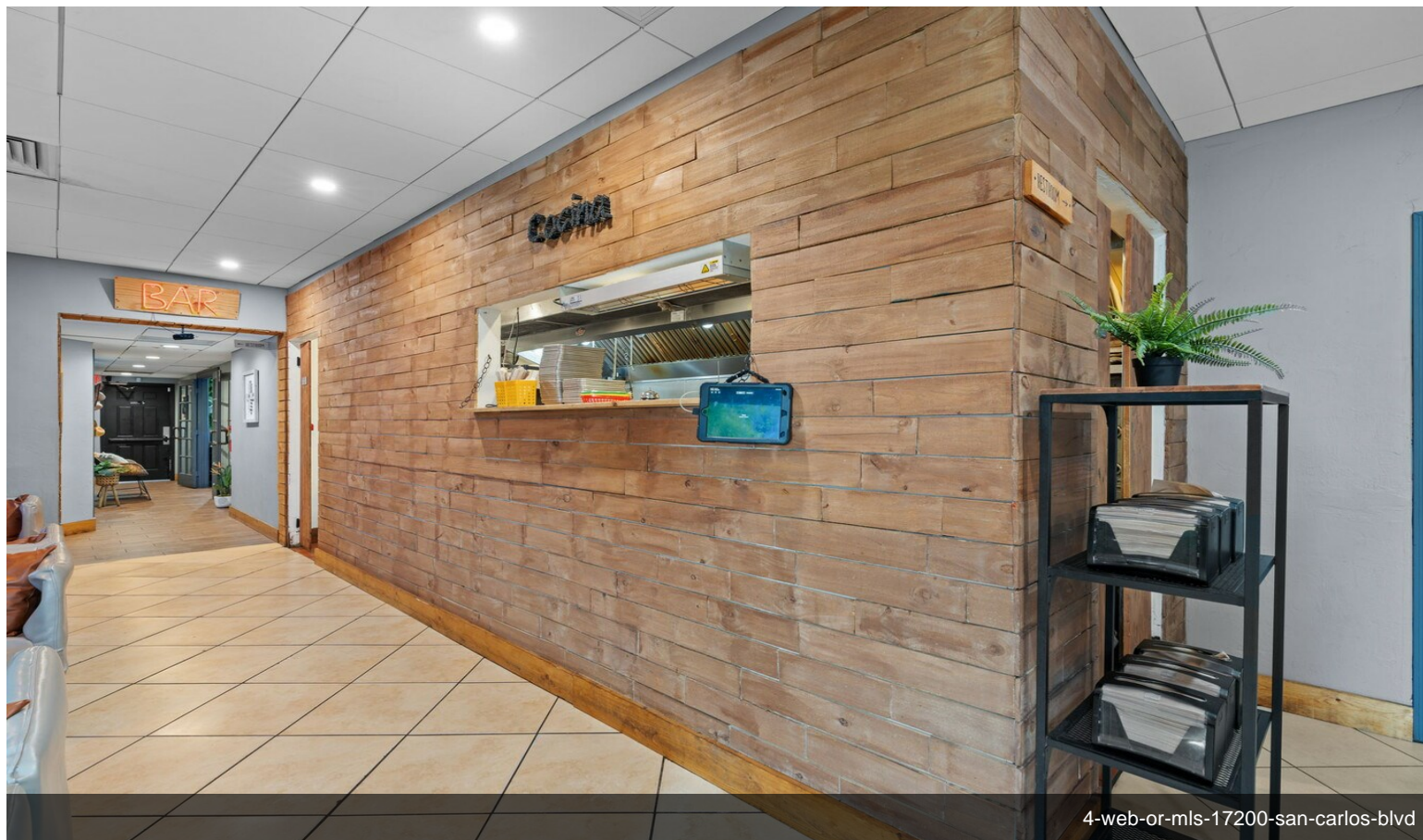
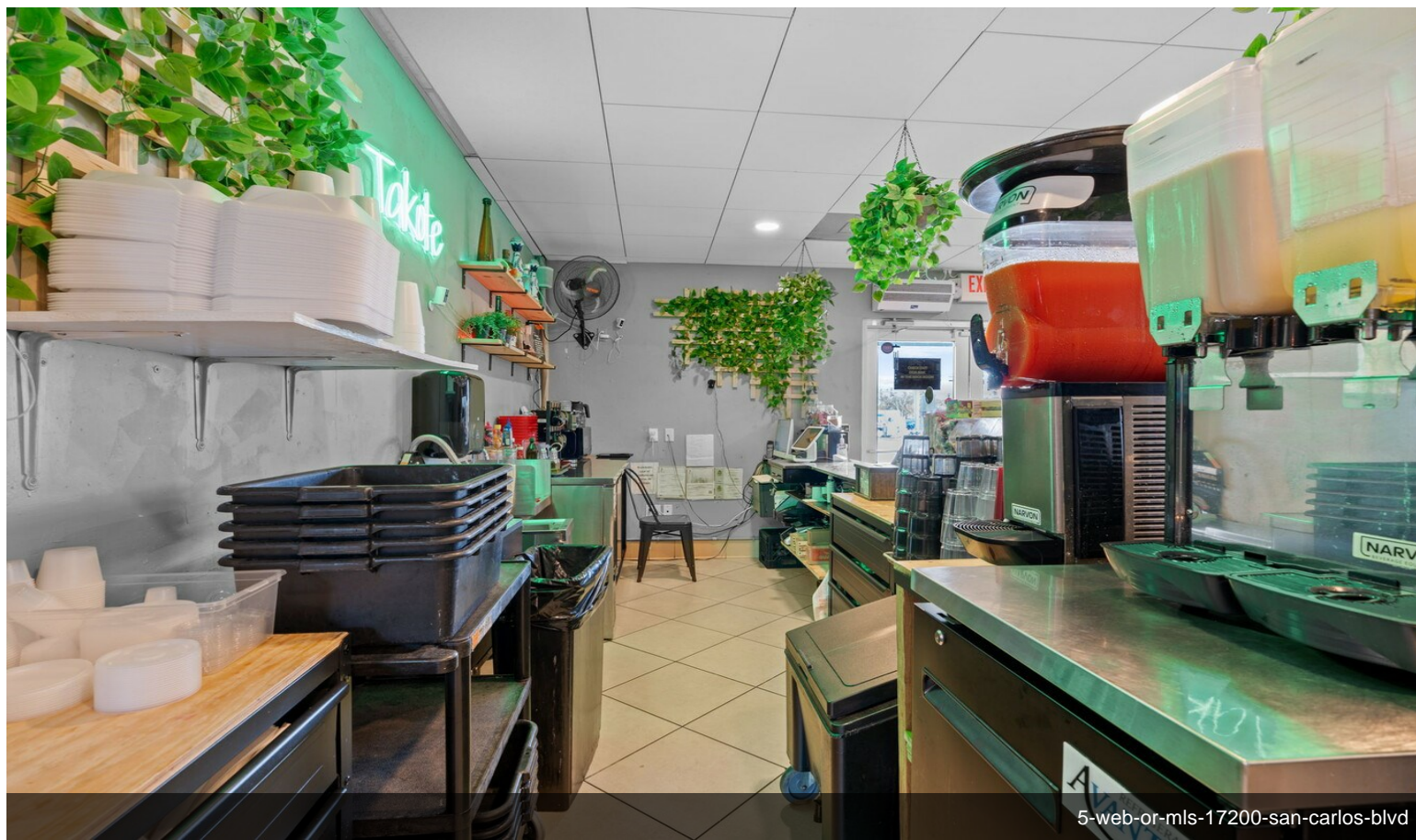


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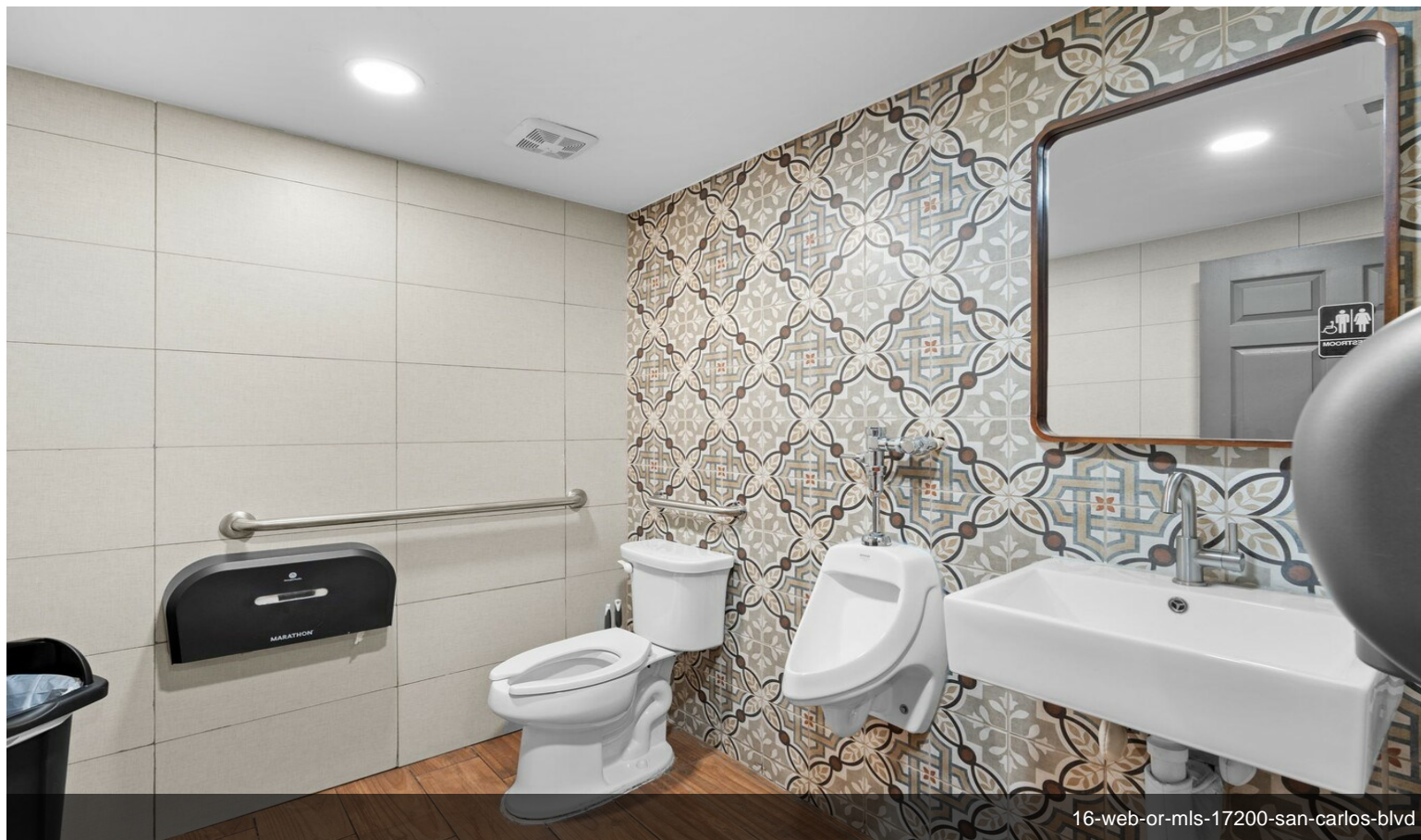
Property Photos



Property Photos

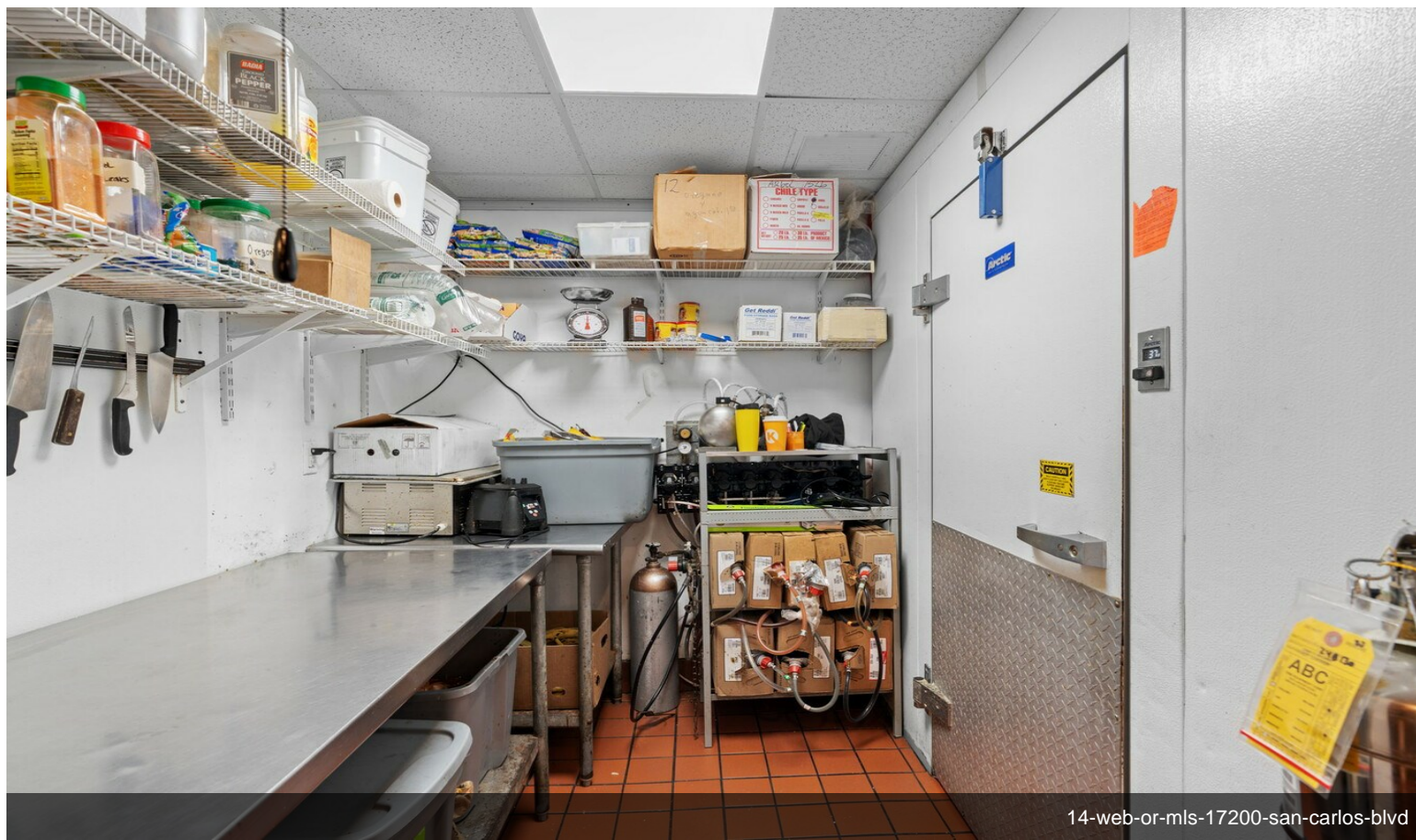


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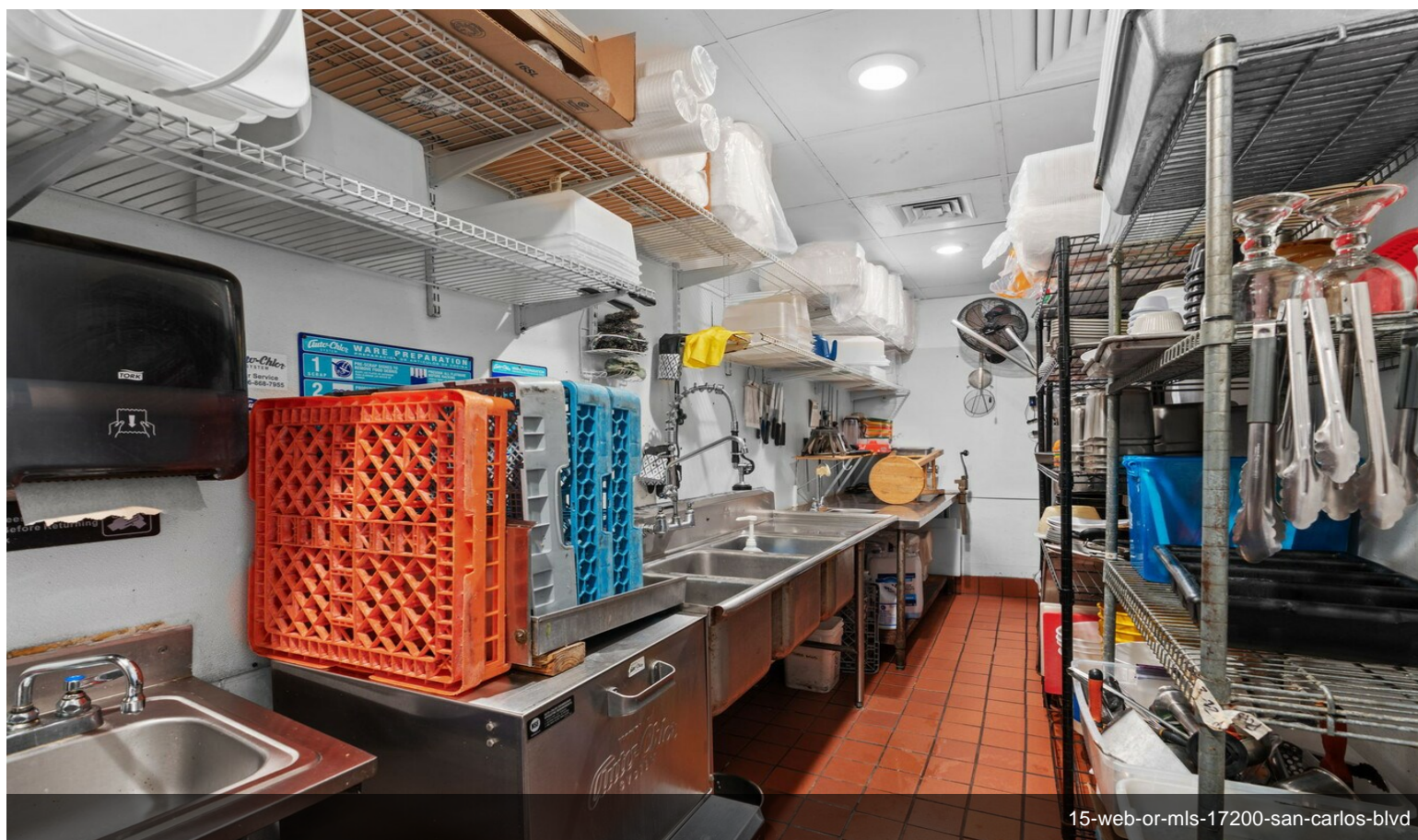


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14-web-or-mls-17200-san-carlos-blvd



15-web-or-mls-17200-san-carlos-blvd

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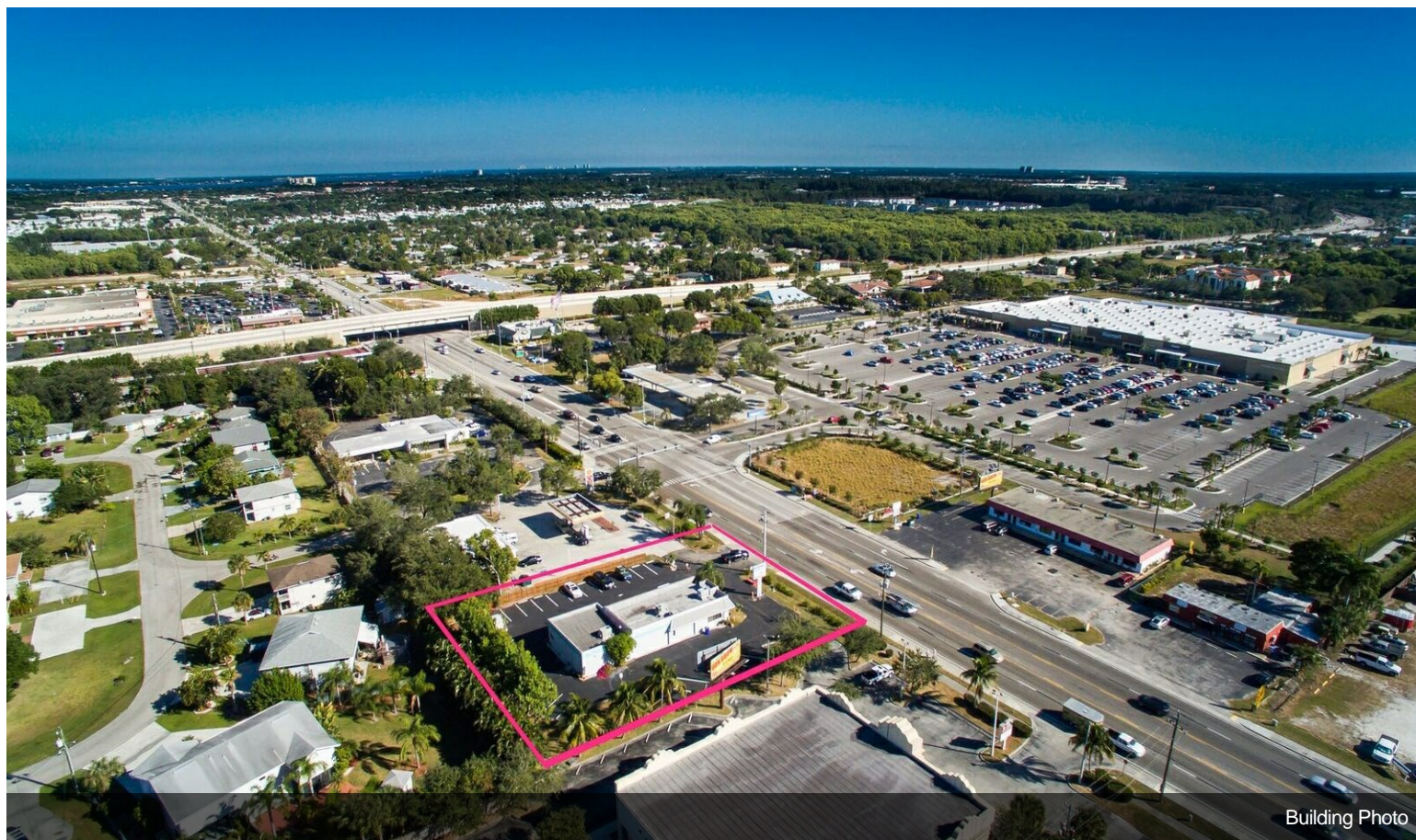


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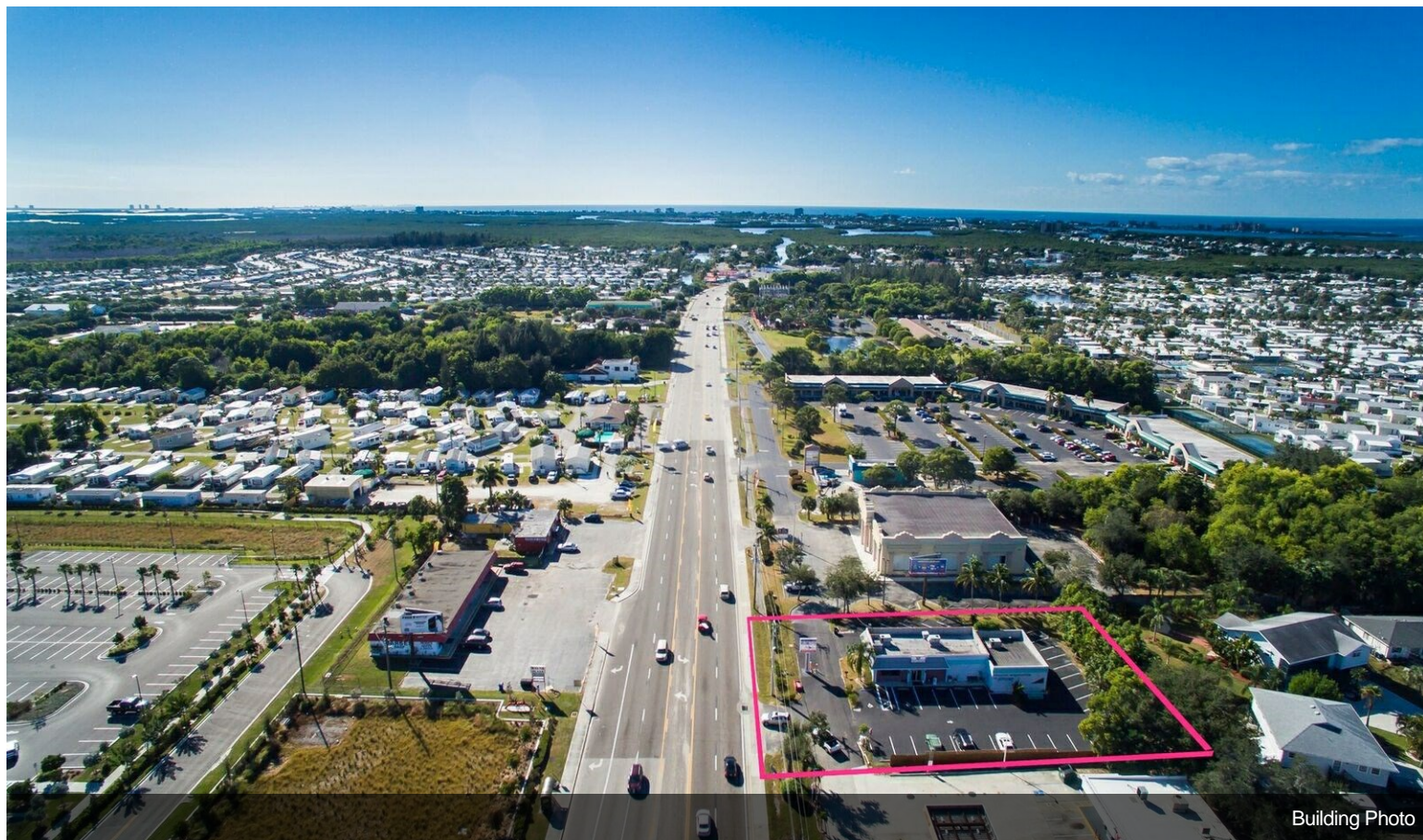
Property Photos



Property Photos

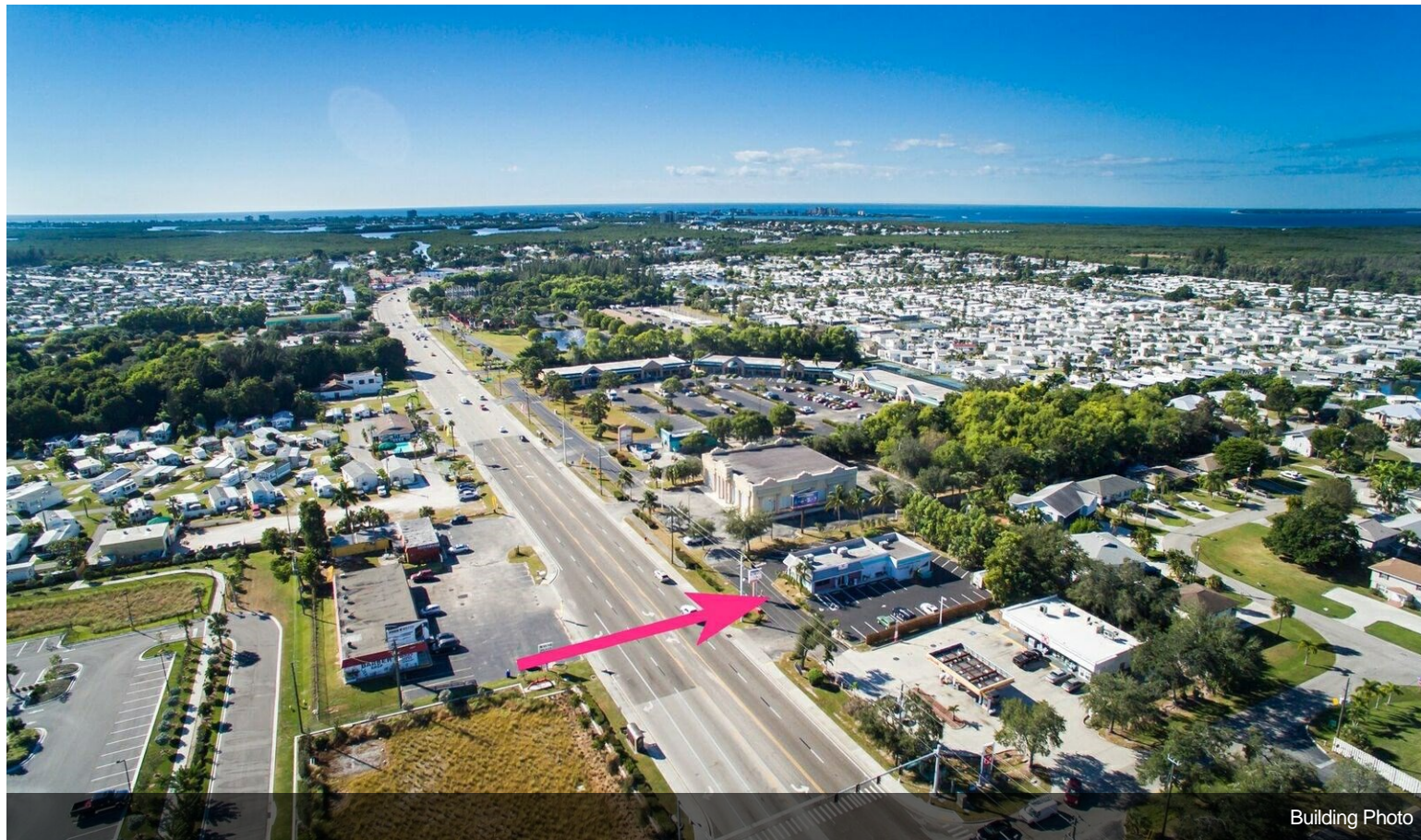


Building Photo

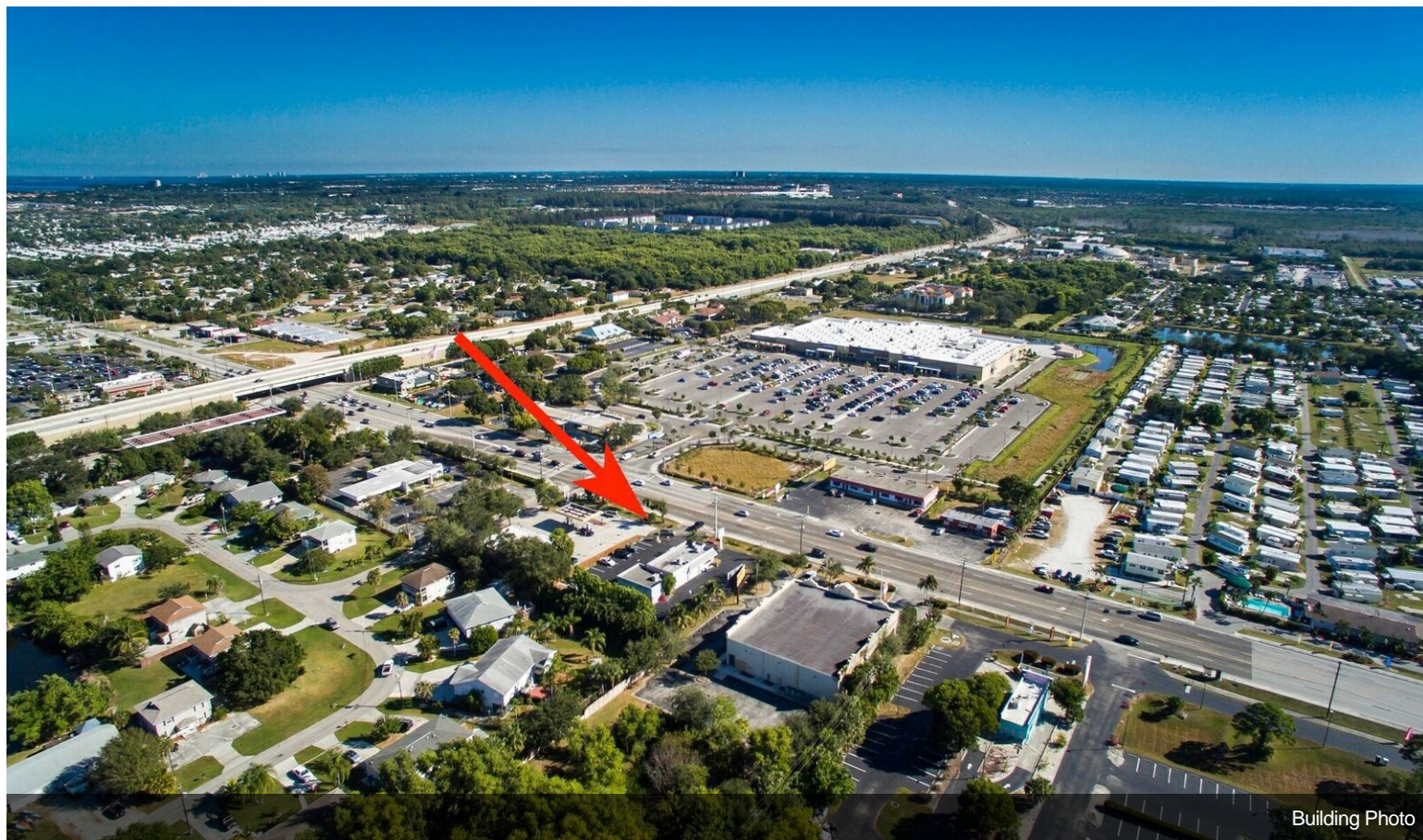


Building Photo

Property Photos

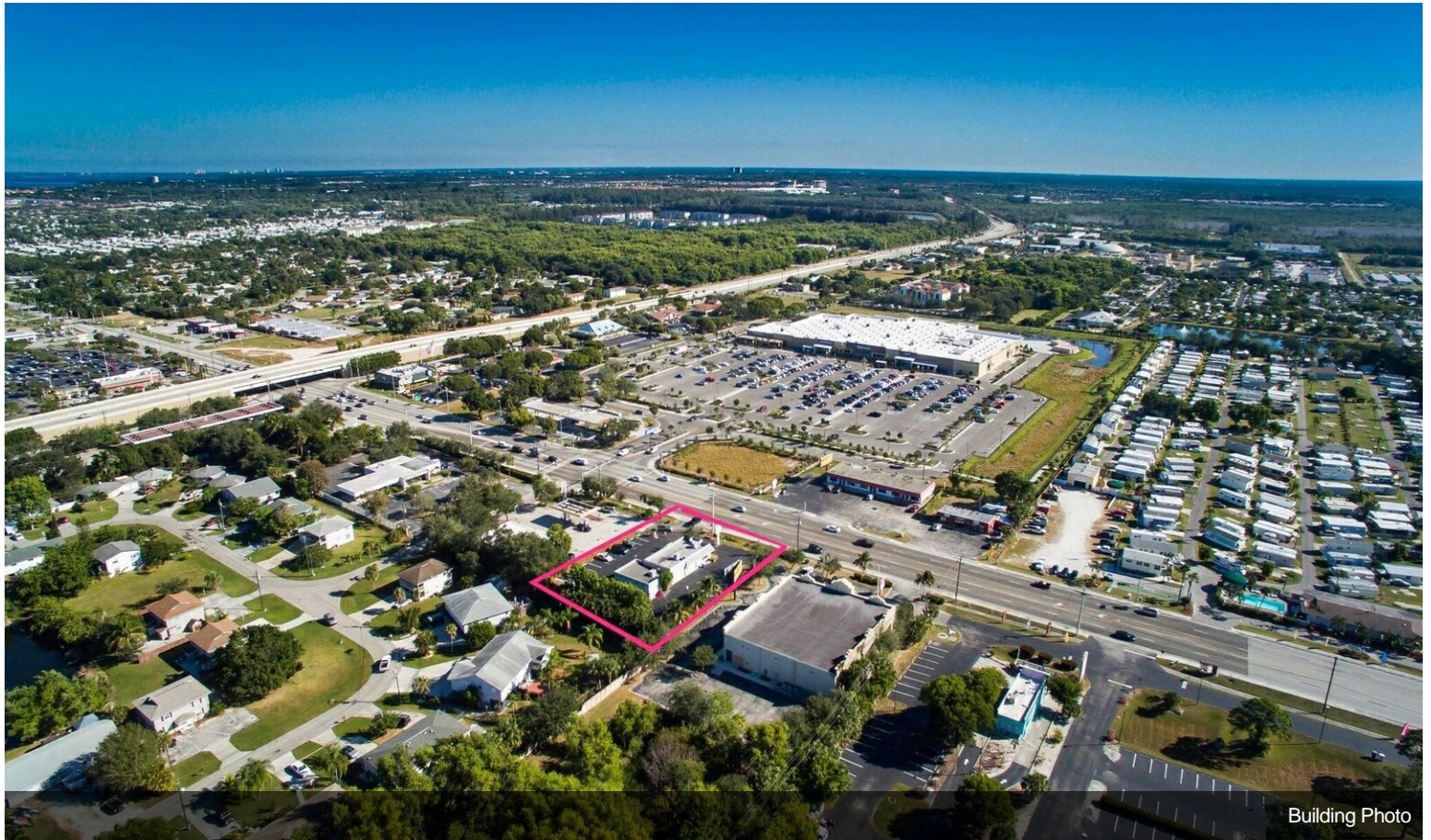


Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo