

WATERFRONT INVESTMENT OPPORTUNITY · BOKEELIA, PINE ISLAND

8241 Main Street, Bokeelia, Florida 33922

Formerly the Iconic Bokeelia Tarpon Inn · Est. 1914

\$2,795,000

ASKING PRICE

3,200 SF

HEATED AREA

4 BD / 5 BA

BEDS / BATHS

1914

YEAR BUILT

RM-2

ZONING

220 FT

WATER FRONT

PROPERTY OVERVIEW

Formerly the beloved Bokeelia Tarpon Inn, this iconic 1914 waterfront estate sits on the northern tip of Pine Island with panoramic Charlotte Harbor views. Over \$1 million in luxury renovations blend historic coastal charm with modern infrastructure. Two private boat slips, RM-2 zoning flexibility, and a turn-key purchase option make this one of Southwest Florida's most compelling investment opportunities.

PROPERTY DETAILS

LIST PRICE	\$2,795,000
PRICE PER SQFT	\$873.44
LOT SIZE	14,113 SqFt 0.32 Acres
COUNTY	Lee County, Florida
WATER FRONTAGE	Bay / Harbor — 220 Ft
BOAT SLIPS	2 + 12,000 lb Lift
ZONING	RM-2 (Hotel / Motel)
ANNUAL HOA	\$2,400
TAXES (2025)	\$8,871
FLOOD ZONE	AE
FURNISHINGS	Negotiable / Turn-Key
FINANCING	Cash · Conv · FHA · VA

KEY NOTES

- 100% Bonus Depreciation Eligible on FF&E
- Appointment Required · 24 Hour Notice
- Submit Offers on AS-IS Contract
- Pre-Approval or Proof of Funds Required with All Offers



INVESTMENT HIGHLIGHTS

- Hotel/Motel RM-2 Zoning — Boutique Inn, B&B, or STR Potential
- Former Operating Bed & Breakfast — Proven Hospitality History
- Turn-Key Purchase Available — Fully Furnished
- Over \$1M in Capital Improvements & Luxury Renovations
- 2 Private Boat Slips + 12,000 lb Lift — No Bridges to Open Water
- Panoramic Charlotte Harbor & Gulf Views from Every Window
- Minutes to Boca Grande Pass & Cayo Costa
- High-Demand Seasonal Tourism Destination on Pine Island

Savannah Zarris

BROKER · SAVVY REALTORS TEAM
941.807.4304 · broker@swflvisionrealty.com

Sellstate Vision Realty

SAVVY REALTORS · SWFL
www.swflsavvyrealtors.com

Meeghan Armstrong

REALTOR®
941.276.2928 · meeghan@afullhouseteamswfl.com

Investment & Property Details

\$2,795,000

INVESTMENT HIGHLIGHTS

HOTEL / MOTEL ZONING (RM-2)

Rare zoning flexibility for boutique lodging, vacation rental, B&B, or full hospitality use. One of the most sought-after commercial designations in coastal Southwest Florida.

TWO PRIVATE BOAT SLIPS + LIFT ACCESS

Direct boating access to Charlotte Harbor, Matlacha Pass, Boca Grande Pass, Cayo Costa & the Gulf. 12,000 lb composite dock lift. No bridges — open water in minutes.

OVER \$1 MILLION IN RENOVATIONS

Designer Big Chill kitchen, spa primary suite, marble mosaic tile, soapstone countertops, new Azek decking, James Hardie siding, Generac generator & electric hurricane protection.

100% BONUS DEPRECIATION ELIGIBLE

Qualifying FF&E; values eligible for 100% Bonus Depreciation — a powerful financial incentive for investors seeking immediate tax benefits at acquisition.

TURN-KEY READY — FORMER BOKEELIA TARPON INN

Available fully furnished and operationally ready. Proven short-term rental and hospitality demand. One of Florida's most beloved island destinations. Immediate income potential.

HIGH-DEMAND DESTINATION MARKET

Near Bokeelia Fishing Pier, island dining, marinas & premier SW Florida boating destinations attracting tourism and seasonal visitors year-round.

PROPERTY FEATURES

INTERIOR

- 4 Bedrooms | 5 Bathrooms
- 3,200 Sq Ft Heated Area
- Gourmet Chef's Kitchen
- Big Chill Gas Range & Refrigerator
- Soapstone Countertops & Backsplash
- Herringbone Brick Flooring
- Designer Zephyr Ventilation Hood
- Brass Pot Filler
- Touchstone Electric Fireplace
- Vaulted Ceilings — Primary Suite
- Freestanding Soaking Tub
- Water Jet-Cut Marble Mosaic Tile
- Custom Solid Wood Cabinetry
- Open-Concept Living / Kitchen

SYSTEMS & INFRASTRUCTURE

- Generac Standby Generator
- Navien Tankless Water Heater
- HOOT Aerobic Septic System
- Electric Hurricane Protection
- Kevlar Upstairs Lanai Protection
- Spray Foam Insulation
- Two A/C Units
- Walkable Attic / Extra Storage
- Irrigation System
- Kichler Landscape Lighting
- Metal Roof
- James Hardie Shake Siding
- All-New Azek Decking & Stairs
- Custom Pergola with Electric

EXTERIOR & GROUNDS

- 220 Ft Bay / Harbor Frontage
- 2 Boat Slips — Composite Dock
- 12,000 Lb Boat Lift
- Wrap-Around Covered Porches
- Coral Fountain + Rose Garden
- Mature Fruit Trees (Orange, Lemon, Fig)
- Oversized 0.32 Acre Corner Lot
- Beautifully Landscaped Grounds
- Private Entrance + Mailbox
- French Doors Throughout
- Custom Beadboard Wainscoting
- Lantern Pendant Lighting
- Clerestory Stair Tower Windows
- Gazebo Outbuilding

NEARBY: ● Boca Grande Pass ● Cayo Costa ● Bokeelia Fishing Pier ● Charlotte Harbor ● Matlacha Pass ● Pine Island Center ● Gulf of Mexico

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