

FOR SALE

17501 Harbour Point Dr.

Fort Myers, FL 33908

BIMINI BAIT SHACK PROPERTY

BIMINI BAIT SHACK

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

 CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



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PROPERTY HIGHLIGHTS



**17501 HARBOUR
POINT DR.**
Fort Myers, FL
33908



BUILDING SIZE
±5,088SF
Restaurant
±510SF Bait Shack



PRICE
\$4,950,000



10 YEAR LEASE
12/1/17-11/30/27

Details on pg. 8



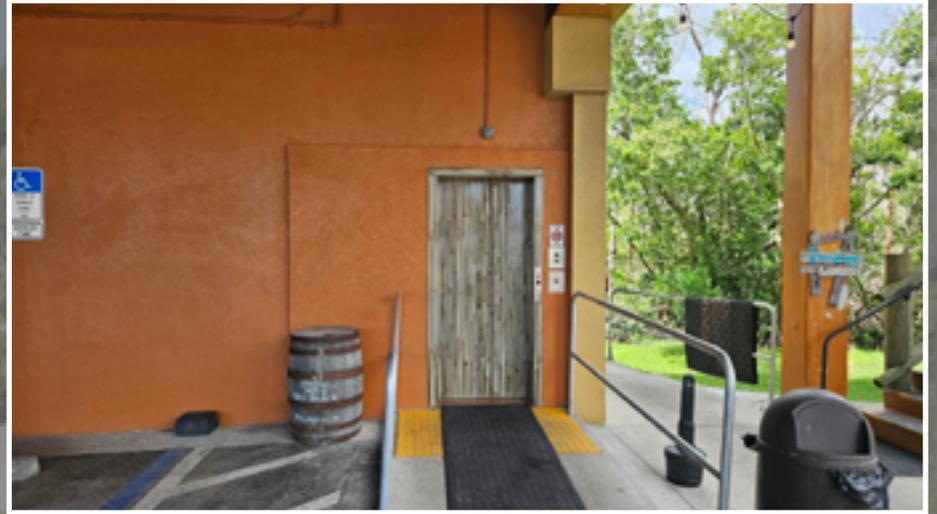
CAP RATE
6.51%



YEAR BUILT
2014

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.

PROPERTY



PROPERTY



6.51%

CAP RATE

The net operating income from the four quarters pre-hurricane (Q3 2021 thru Q2 2022) reflect the potential higher return.

NOI

\$322,457

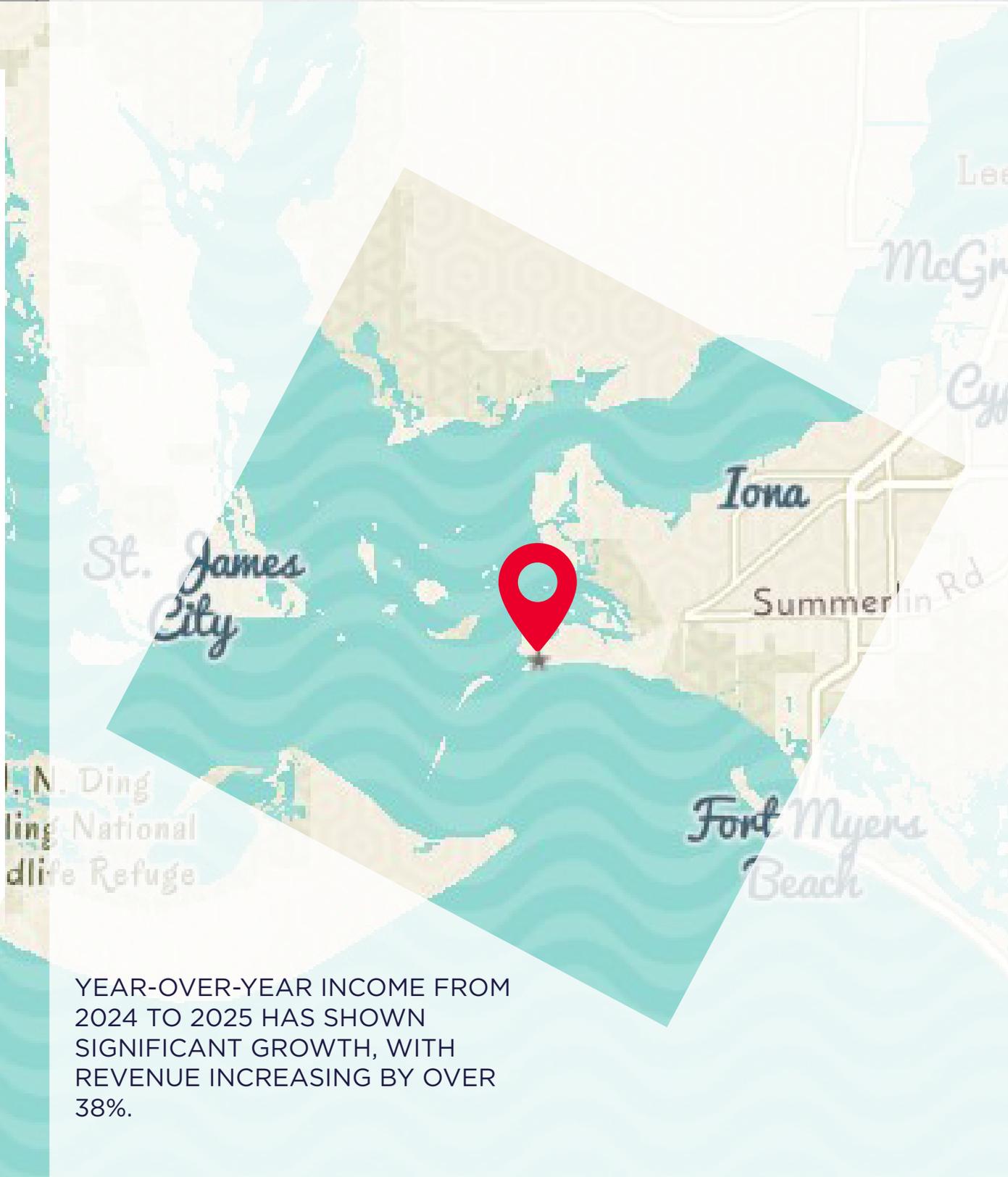
Potential for significant income from current tenant Bimini Bait Shack. Income percentage based lease in place with a 6% rate up to 4 million and 6.5% on anything over.

2.75M

Tourists

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

YEAR-OVER-YEAR INCOME FROM 2024 TO 2025 HAS SHOWN SIGNIFICANT GROWTH, WITH REVENUE INCREASING BY OVER 38%.





Sanibel



Punta Rassa Boat Ramp



Causeway Island Park



Sanibel Dolphin Tours



Marriott Sanibel



Sanibel Harbour Yacht Club



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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.

EAT, SHOP, LIVE

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.

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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