

Fort Myers Beach Portfolio Sale

8010 Estero Blvd. • 175 Bahia Via • 191 Bahia Via (Lot) • 61 Flamingo St. (Lot)

\$6.5 Million



Contact: **Kevin F. Jursinski**
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FLORIDA FIDELITY
REALTY ADVISORS, INC.

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Parcel 1: 8010 Estero Boulevard

Fort Myers Beach, FL

PERFECT OPPORTUNITY-RENOVATION OR TEAR DOWN. This single-family Gulf front property has scenic unobstructed views of the Gulf of Mexico with direct beach access on the south end of Fort Myers Beach/Estero Island. The home's main structure generally withstood Hurricane Ian with some damage and is ready for either refurbishment or teardown. This is the perfect opportunity for an investor to make this house a beautiful, customized beachfront home. Renderings are available to show the potential redevelopment. Lot size is approximately 80' x 213'. The home was under reconstruction when Hurricane Ian hit. All necessary permits have been approved. The home is on pilings and currently has 3 levels that include both Gulf and Bay views. The paver driveway remains as does the primary structure. Investor decision to either complete the renovations or tear down. No HOA or Fees! Fort Myers Beach is currently being rebuilt and will be lined with new, customized homes, shops, resorts and restaurants. This is where people will want to be!

Aerial View of Property



Home from Estero Blvd.



View from shoreline
looking at home



View to Gulf
from home

Backside of Home



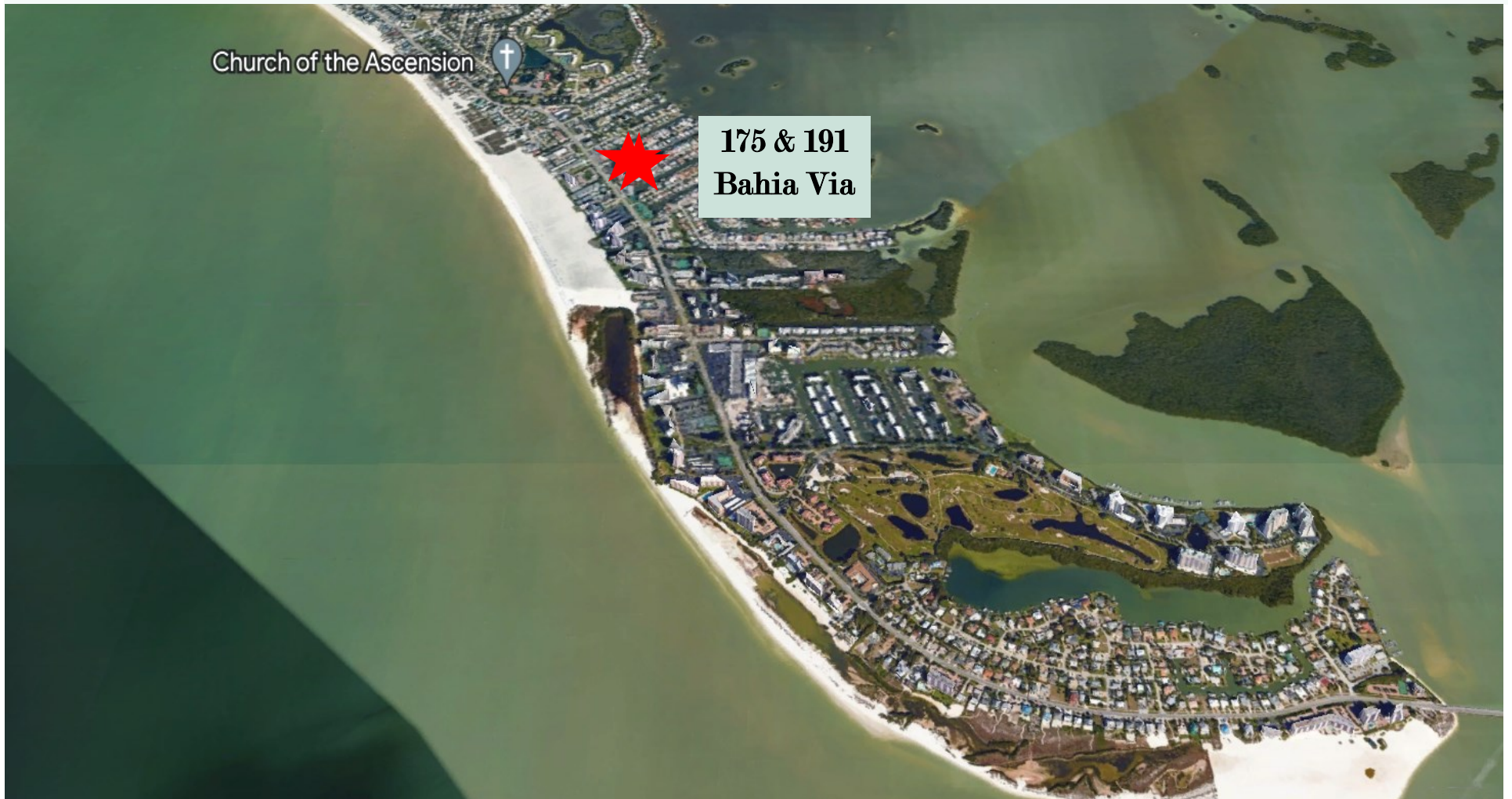
Parcel 1: 8010 Estero Boulevard

Fort Myers Beach, FL

Artist Renderings for Renovation



175 Bahia Via & 191 Bahia Via (Lot)



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Parcel 2: 175 Bahia Via

Fort Myers Beach, FL

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ENDLESS OPPORTUNITES: Large Waterfront property with Direct Gulf Access. This Estate Property is just over 1 acre. The property is located just a short walk from the sandy shoreline of Fort Myers Beach on the Bay Side. Currently, the property is developed with 4 buildings, 2 boat lifts, Pool, large screened lanai, metal roof, RV parking with electric, 3-car garage and another 1-car garage. There is a separate studio/exercise building and workshop. A 1-bedroom guest apartment is located over parking. It had some damage from Hurricane Ian but the structures were mitigated and re-drywalled and ready for custom renovation or teardown. Pair with 191 Bahia Via and both parcels can be combined with the opportunity for up to 5 GULF ACCESS LOTS. Property survey is available.



Parcel 2: 175 Bahia Via

Fort Myers Beach, FL

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Parcel 3: 191 Bahia Via

Fort Myers Beach, FL

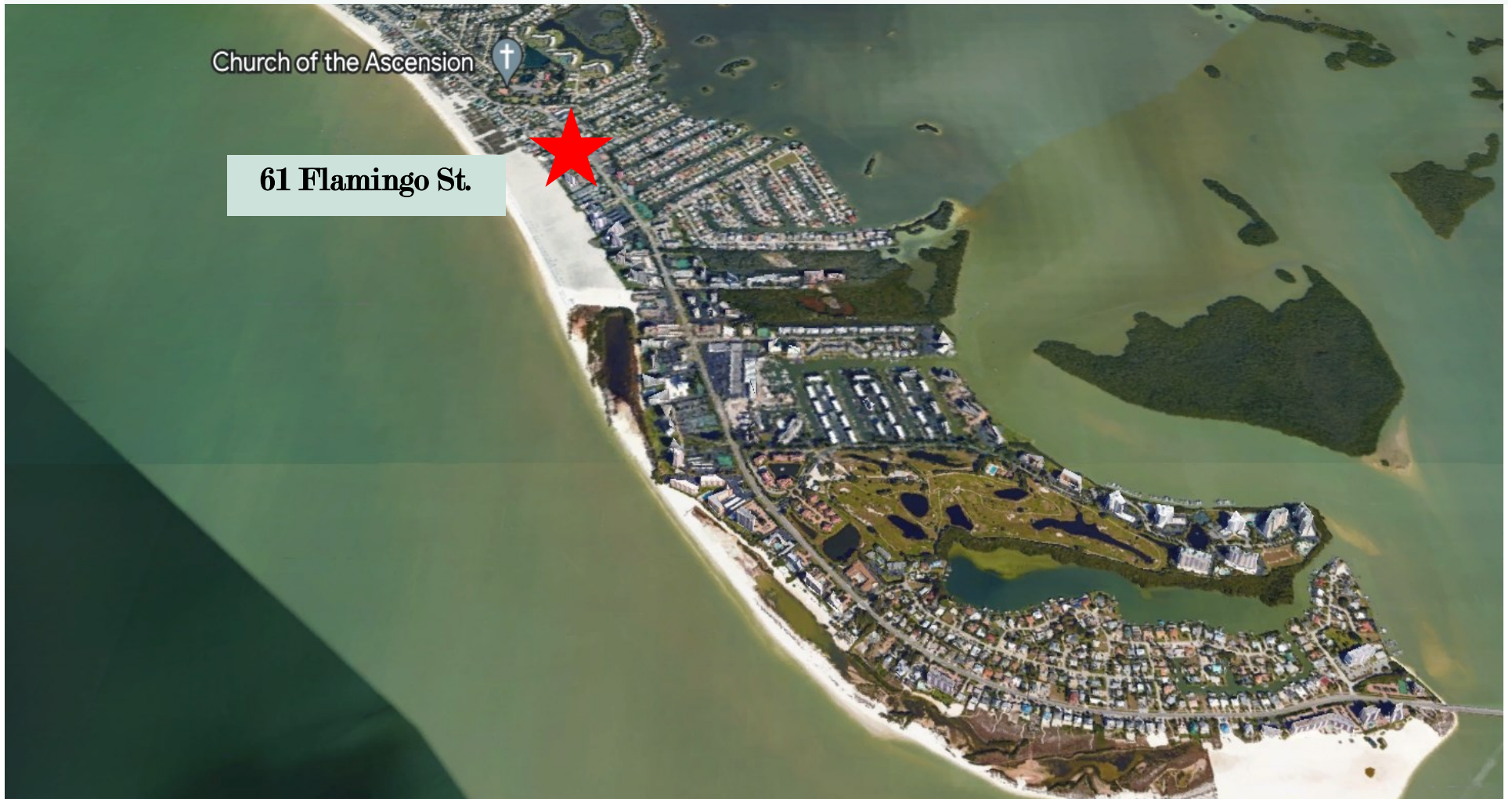
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ADJOINING PARCEL TO 175 BAHIA VIA

MORE ROOM FOR PARADISE: This property adjoins 175 Bahia and is approximately .16 acre of waterfront property. Together with 175 Bahia, these lots total approximately 1.26 ac. with 490' street frontage on Bahia Via & Driftwood and 309' feet of basin frontage featuring view of Estero Bay. Shopping, dining, entertainment and the beach is just a short walk from the property. Both parcels can be combined with the opportunity for up to 5 GULF ACCESS LOTS. Site design sketches are available. Zoning Verification Letters also available for 175 and 191 Bahia Via. Owner has previously retained design professional to layout future development and Owner also retained Land Use attorney to secure zoning verification.



61 Flamingo St. (Lot)



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Parcel 4: 61 Flamingo Street

Fort Myers Beach, FL

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CLEAN SLATE: This beachside property is also just steps away from the white sand of Fort Myers Beach on the south end of Estero Island/Fort Myers Beach. The property is now vacant due to Hurricane Ian. Previously, the property was a money-making 3-plex rental unit with six bedrooms, 3 bathrooms and a pool. Currently zoned as residential/multi-family. Property is approximately 60'x 115'. Pad and pool shell remain. This is the ideal location for a custom home or another multi-unit rental property.



Parcel 4: 61 Flamingo Street

Fort Myers Beach, FL

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Current Condition - Post Hurricane Ian



Previous Condition - Pre Hurricane Ian

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