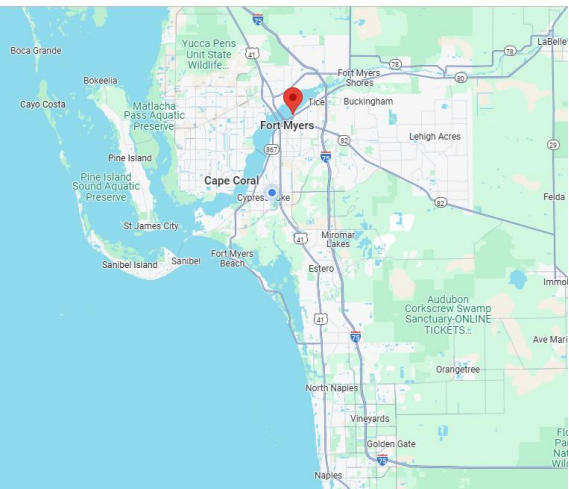




FOR SALE/LEASE - Flex Property LIVE/WORK OPPORTUNITY 3131 E. Riverside Dr., Fort Myers, FL 33916

Sale Price: \$3,795,000

Lease Price: 9,200 SF | \$15.00 PSF + \$5.00 CAM

3 MONTHS FREE RENT with a 5 YEAR LEASE

Total Building SF: 24,700± SF **Year Built:** 1935 (As shown on LeePA)
(Extensive Renovations in 2023-2024)

Lot Size: 1.06 acres + 0.41-acre lot across the street

Strap: 07-44-25-P4-00109.0080 | 07-44-25-P4-03616.0080

Zoning: CG –Commercial General | **Lot Zoned:** RM16



Caloosahatchee River

Location Description:

- Located on the Caloosahatchee River close to the historic Downtown River District of Fort Myers.
- The building has been completely renovated since Hurricane Ian (2022)
- Possible Uses for this property would be a corporate headquarters, a high-tech IT firm, engineer company, law firm.
- The back waterfront offices can be used as either an owner residential or a professional conference room with stunning views.



Michael J. Frye, CCIM|CEO
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For Sale/Lease – Flex Property
3131 E. Riverside Dr.



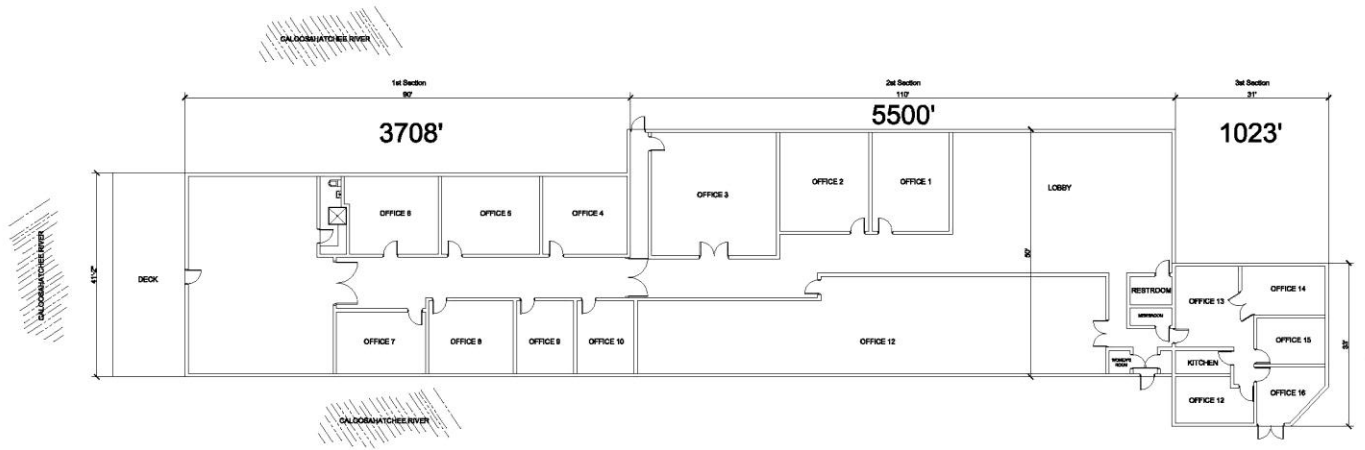
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Class A Office Space Jacks Place



Class A Office Space

CLIENT
NAME: _____
PROJECT
NAME: _____
DRAWING
TITLE:
PLAN VIEW

SCALE: NTS	DATE: 06/26/19
DRAWN BY: SL	CHECKED BY: ED
PROJECT NO: 01	DRAWING NO: D1.01
	REVISION: A
FOR TENDER	06/26/19

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- Property is completely fenced with security coded gate access and lighting
- New AC Units post Hurricane Ian
- All new LED lighting with 92% full spectrum light and at 25% electric costs
- High Speed Internet with installed Google Nest
- New Firestone TPO Roof with remaining multi-year warranty on main waterfront office sections
- Hurricane Resistant Windows up to 175 mph with lifetime warranty. The warranty guarantees the windows, for life, to withstand 175 mph winds. They were tested to 185 mph.
- **Total Existing Parking Spaces: 36**

Parking for 9,200 SqFt Office: 10 inside the gate and up to 24 outside of the gate, if the empty lot across the street is developed.

Parking Expansion Plan: 24 lot expansion plan available upon request

- **9,200 SqFt. Space:**

Class "A" Office Space all with magnificent water views of the Caloosahatchee River

Newly upgraded white windowsills and frames

Includes 12 offices & approx. 1,000 SqFt executive suite facing the Caloosahatchee River

Homestead Exemption for space. Can be kept as-is, eliminated, or reduced to 1,000 Sq. Ft. which includes the waterside condo area.

Includes 60' floating dock, 3 outside decks, and rooftop terrace

Click here to view the Virtual Tour <https://youtu.be/2cEM7hHzY8w> or scan QR Code

- Vacant lot next door was purchased by the City of Fort Myers with the intent to build a new city boat ramp
- Property has previously approved PUD for a High-Rise Development
- Acres: 1.06 Acres & 0.41 Acres on lot across the street
- Property Taxes: \$20,932.75



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DEMOGRAPHICS

3131 E. Riverside Dr., Fort Myers, FL

	2 Miles	5 Miles	10 Miles
Total Population	26,903	138,792	454,725
Median Age	38	42	46
Total Households	10,790	57,887	188,397
Traffic Count	28,000 (2024) – Palm Beach Blvd. 52,000 (2024) – Edison Bridge (NB/SB)		



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REMAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.

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Adjacent Lot Plans for Additional Parking or Expansion



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