

FOR SALE – BOUTIQUE MOTEL  
2938 Sanibel Blvd., St. James City, FL



Lenée Peach  
(502) 803-5058 | [lenee.peach@remax.net](mailto:lenee.peach@remax.net)  
Michael J. Frye, CCIM  
(239) 281-0441 | [mfrye@ccim.net](mailto:mfrye@ccim.net)

REMAX REALTY GROUP  
7910 Summerlin Lakes Dr.  
Fort Myers, FL 33907

O: (239) 489-0444  
F: (239) 790-4800

[ftmyerscommercial.com](http://ftmyerscommercial.com)



[@remaxrealtyswfl](https://www.facebook.com/remaxrealtyswfl)

## FOR SALE – BOUTIQUE MOTEL

### 2938 Sanibel Blvd., St. James City, FL

### Confidentiality & Disclaimer

All materials and information received or derived from **REMAX Realty Group** its directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or third-party other matters.

Neither **REMAX Realty Group** its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. **REMAX Realty Group** will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. **REMAX Realty Group** makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. **REMAX Realty Group** does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Results Commercial in compliance with all applicable fair housing and equal opportunity laws.

### CONTENTS

Property Information	3
Location Information	9
Demographics	13
Meet The Team	15

**Lenée Peach**  
(502) 803-5058 | [lenee.peach@remax.net](mailto:lenee.peach@remax.net)

**Michael J. Frye, CCIM**  
(239) 281-0441 | [mfrye@ccim.net](mailto:mfrye@ccim.net)

**REMAX REALTY GROUP**  
7910 Summerlin Lakes Dr.  
Fort Myers, FL 33907

O: (239) 489-0444  
F: (239) 790-4800

[ftmyerscommercial.com](http://ftmyerscommercial.com)



[@remaxrealtyswfl](https://www.facebook.com/remaxrealtyswfl)

## PROPERTY INFORMATION



**Aerial View**  
**Off The Charts Inn & Island Resort**

**PRESENTED BY:** Michael J. Frye, CCIM  
(239) 281-0441  
[mfrye@ccim.net](mailto:mfrye@ccim.net)

Lenée Peach  
(502) 803-5058  
[lenee.peach@remax.net](mailto:lenee.peach@remax.net)

## FOR SALE – BOUTIQUE MOTEL

### 2938 Sanibel Blvd., St. James City, FL

**Sale Price:** \$4,695,000

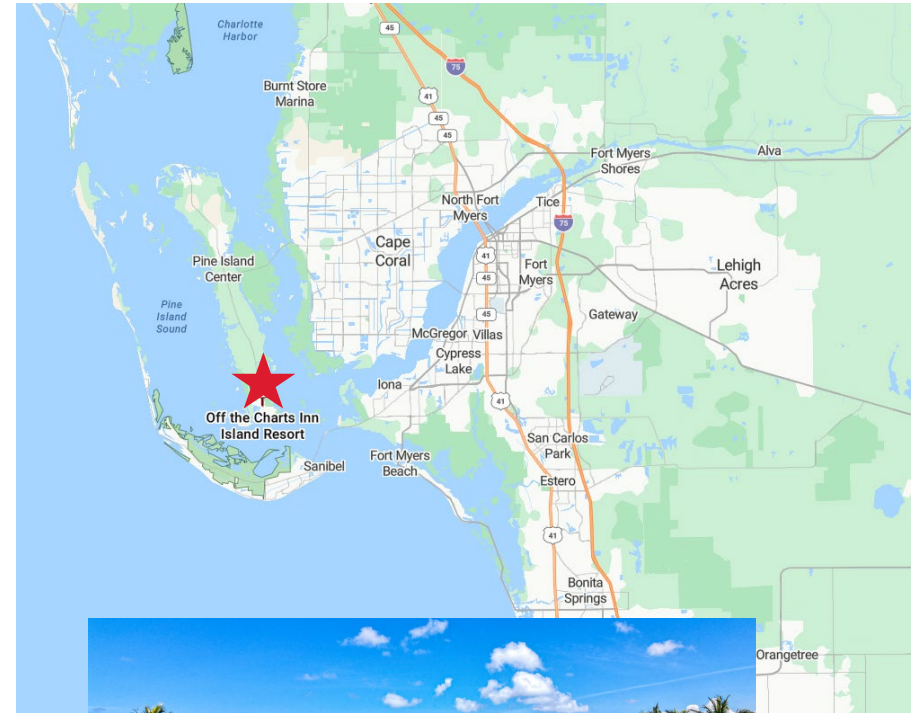
**Units:** 20 (Efficiencies w/ Full Kitchen)

**Total GLA:** 10,450± SF

**Lot Size:** 1.61± acres

**Zoning:** C-1 | Commercial

Fully renovated waterfront, boutique motel for sale in Lee County, FL. Ownership has taken great care in renovating this island gem and it shows. All units have full kitchens and all the amenities you need for a pleasant stay. Plenty of dock space for boats and 150' of sea wall. Tons of parking with room for boat trailers. Room to build a pool next to the office if you desire or purchase the neighboring waterfront lot and build one next to the parking lot. Trip Advisor gives it 4.5/5 stars. Reservation system makes running this property a breeze. Tiki's, lawn chairs, and grills make this the kind of inviting property that assures repeat customers who come at the same time every year and book well in advance.



**PRESENTED BY:** Michael J. Frye, CCIM  
(239) 281-0441  
[mfrye@ccim.net](mailto:mfrye@ccim.net)

Lenée Peach  
(502) 803-5058  
[lenee.peach@remax.net](mailto:lenee.peach@remax.net)

## FOR SALE – BOUTIQUE MOTEL

2938 Sanibel Blvd., St. James City, FL

### HIGHLIGHTS

- Consists of 20 motel units situated in 2 buildings – Mixture of Kings, Queens & Doubles
- 10+ Boat Slips and 150' of seawall
- Waterfront property with gulf access
- Additional land and rental home available separately.
- Cloudbeds system in place
- Conceptual site plan included in book showing more possibilities
- Restaurant & Bars within walking distance
- New roof, furnishings, cameras, and security that is touchless



PRESENTED BY: **Michael J. Frye, CCIM**  
(239) 281-0441  
[mfrye@ccim.net](mailto:mfrye@ccim.net)

**Lenée Peach**  
(502) 803-5058  
[lenee.peach@remax.net](mailto:lenee.peach@remax.net)

**FOR SALE – BOUTIQUE MOTEL**  
**2938 Sanibel Blvd., St. James City, FL**

**Click on the Following  
Link or Scan the QR Code to View  
ALL Photos of the Property.**

<https://listings.gulfshoreproductions.com/sites/nxmrlma/unbranded?rmxv=1758559862>



**PRESENTED BY:** Michael J. Frye, CCIM  
(239) 281-0441  
[mfrye@ccim.net](mailto:mfrye@ccim.net)

Lenée Peach  
(502) 803-5058  
[lenee.peach@remax.net](mailto:lenee.peach@remax.net)

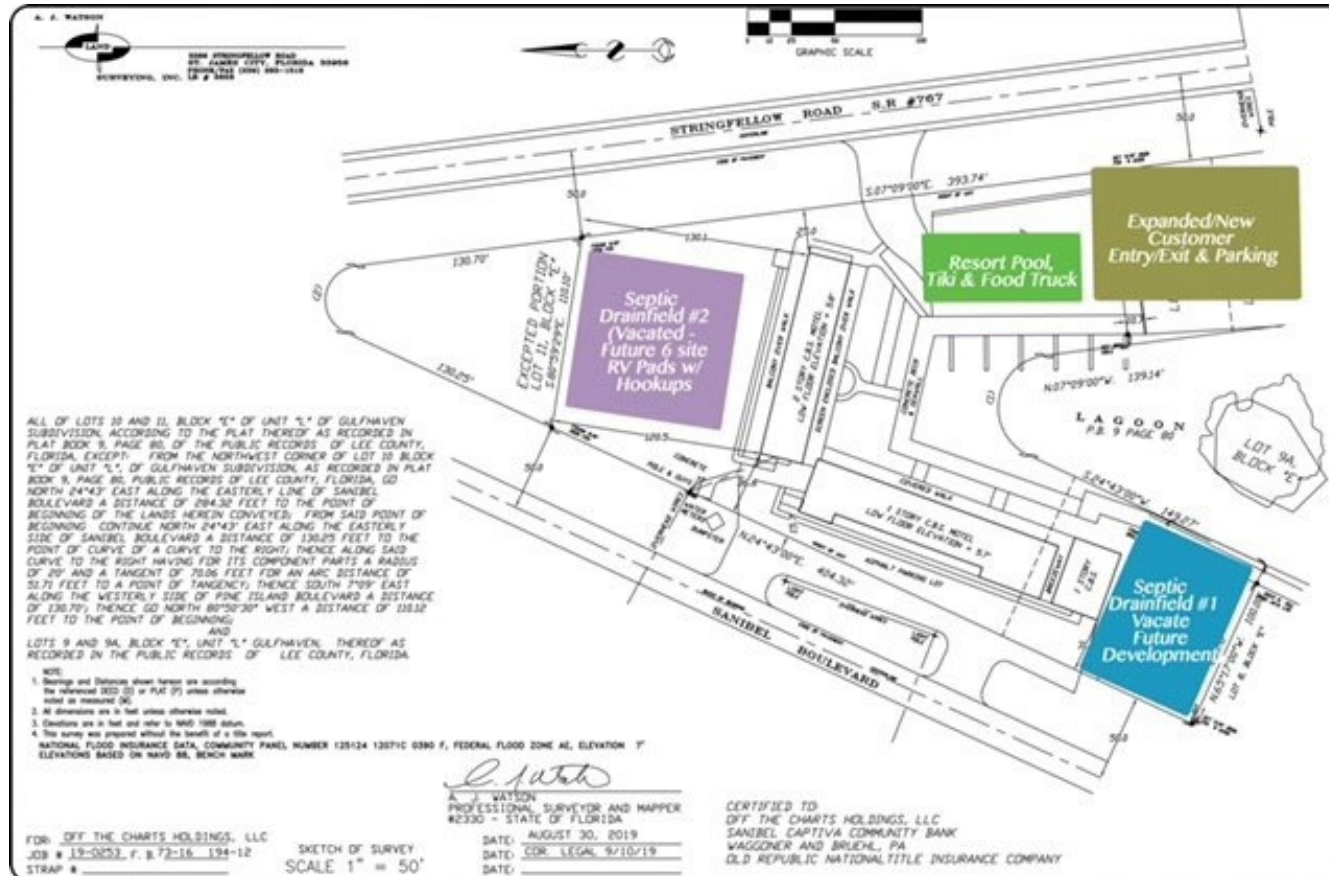
**FOR SALE – BOUTIQUE MOTEL**  
**2938 Sanibel Blvd., St. James City, FL**



**PRESENTED BY:** Michael J. Frye, CCIM  
(239) 281-0441  
[mfrye@ccim.net](mailto:mfrye@ccim.net)

Lenée Peach  
(502) 803-5058  
[lenee.peach@remax.net](mailto:lenee.peach@remax.net)

### CONCEPTUAL SITE PLAN



PRESENTED BY: **Michael J. Frye, CCIM**  
 (239) 281-0441  
[mfrye@ccim.net](mailto:mfrye@ccim.net)

**Lenée Peach**  
 (502) 803-5058  
[lenee.peach@remax.net](mailto:lenee.peach@remax.net)

## LOCATION INFORMATION

**PRESENTED BY:** Michael J. Frye, CCIM  
(239) 281-0441  
[mfrye@ccim.net](mailto:mfrye@ccim.net)

Lenée Peach  
(502) 803-5058  
[lenee.peach@remax.net](mailto:lenee.peach@remax.net)

## ABOUT ST. JAMES CITY

St. James City occupies the southern half of Pine Island, with the town center situated at the southern end of the island. The community is bordered by San Carlos Bay to the South, by Pine Island Sound to the West, by San Carlos Bay, Matlacha Pass and Pine Island Creek to the East and by the community of Pine Island Center to the North. Stringfellow Road is the main thoroughfare, running North-South along the center of the island.

### Galt Preserve



### St. Jude Nature Trail



### Earth & Spirit Garden Gallery

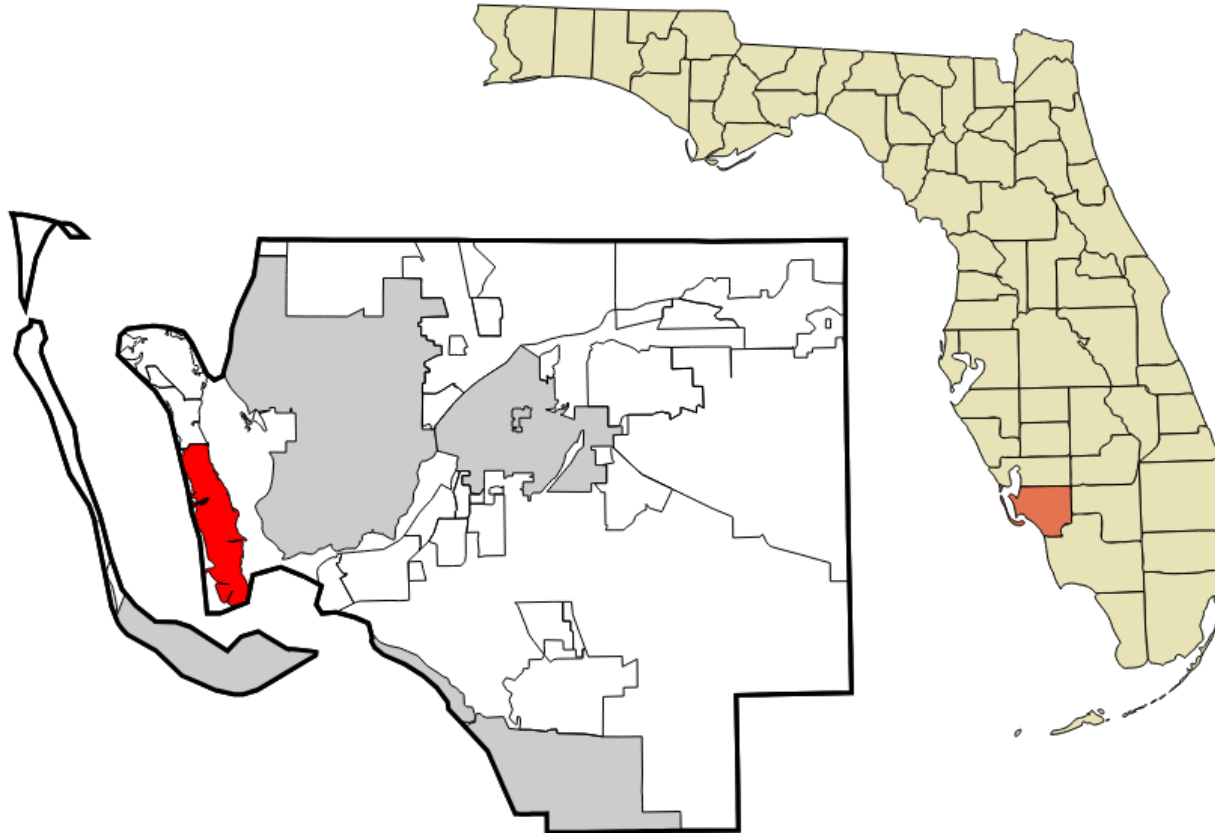


**PRESENTED BY:** Michael J. Frye, CCIM  
(239) 281-0441  
[mfrye@ccim.net](mailto:mfrye@ccim.net)

Lenée Peach  
(502) 803-5058  
[lenee.peach@remax.net](mailto:lenee.peach@remax.net)



Lee County Map | St. James City



**PRESENTED BY:** Michael J. Frye, CCIM  
(239) 281-0441  
[mfrye@ccim.net](mailto:mfrye@ccim.net)

Lenée Peach  
(502) 803-5058  
[lenee.peach@remax.net](mailto:lenee.peach@remax.net)

**DEMOGRAPHICS**

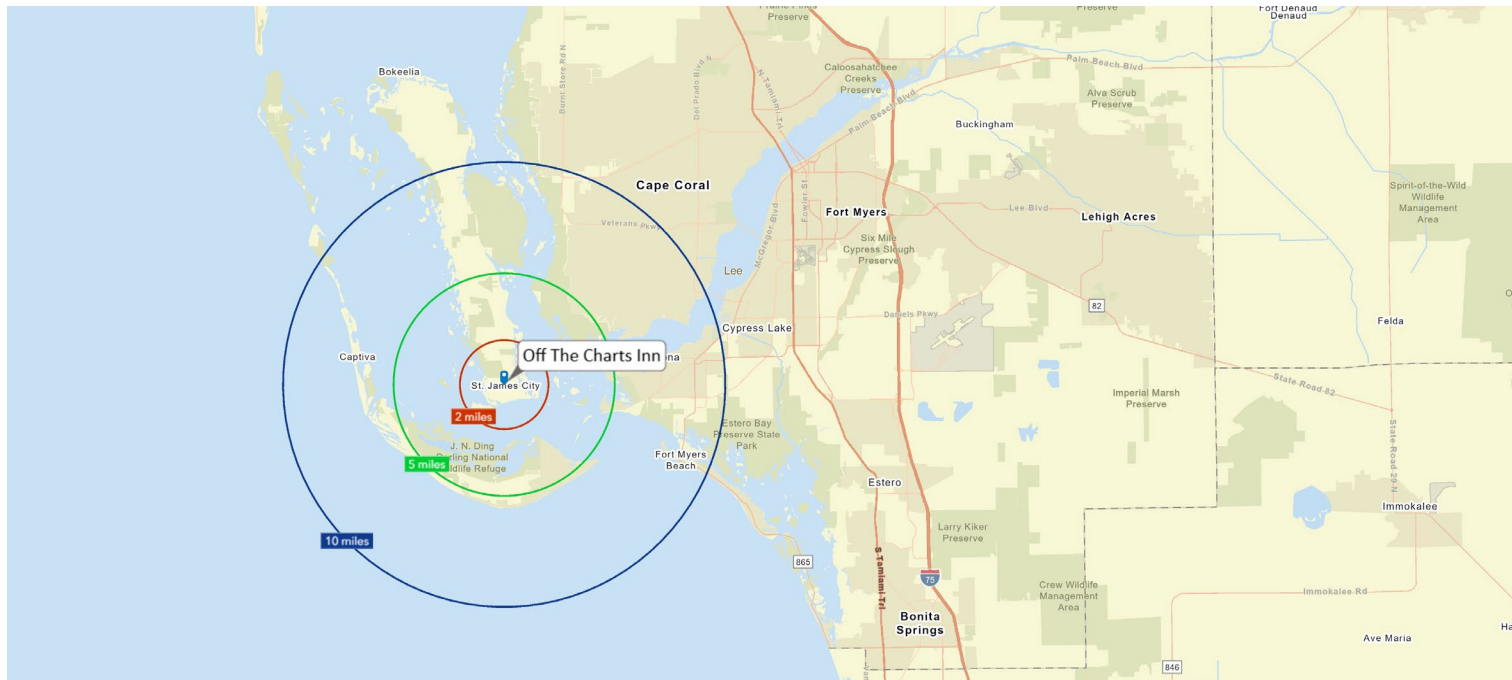


**PRESENTED BY:** Michael J. Frye, CCIM  
(239) 281-0441  
[mfrye@ccim.net](mailto:mfrye@ccim.net)

Lenée Peach  
(502) 803-5058  
[lenee.peach@remax.net](mailto:lenee.peach@remax.net)

## DEMOGRAPHICS MAP & REPORT

Population	2 Miles	5 Miles	10 Miles	Households & Income	2 Miles	5 Miles	10 Miles
Total Population	3,200	11,077	140,412	Total Households	1,732	5,603	64,530
Average Age	68	67	58	# of Persons per HH	1.8	1.9	2.1
				Average HH Income	\$118,543	\$113,086	\$93,410



**PRESENTED BY:** Michael J. Frye, CCIM  
 (239) 281-0441  
[mfrye@ccim.net](mailto:mfrye@ccim.net)

Lenée Peach  
 (502) 803-5058  
[lenee.peach@remax.net](mailto:lenee.peach@remax.net)

## MEET THE TEAM



**Lenée Peach**  
(502) 803-5058  
[lenee.peach@remax.net](mailto:lenee.peach@remax.net)



**MICHAEL J. FRYE, CCIM|CEO**  
(239) 281-0441  
[mfrye@ccim.net](mailto:mfrye@ccim.net)

