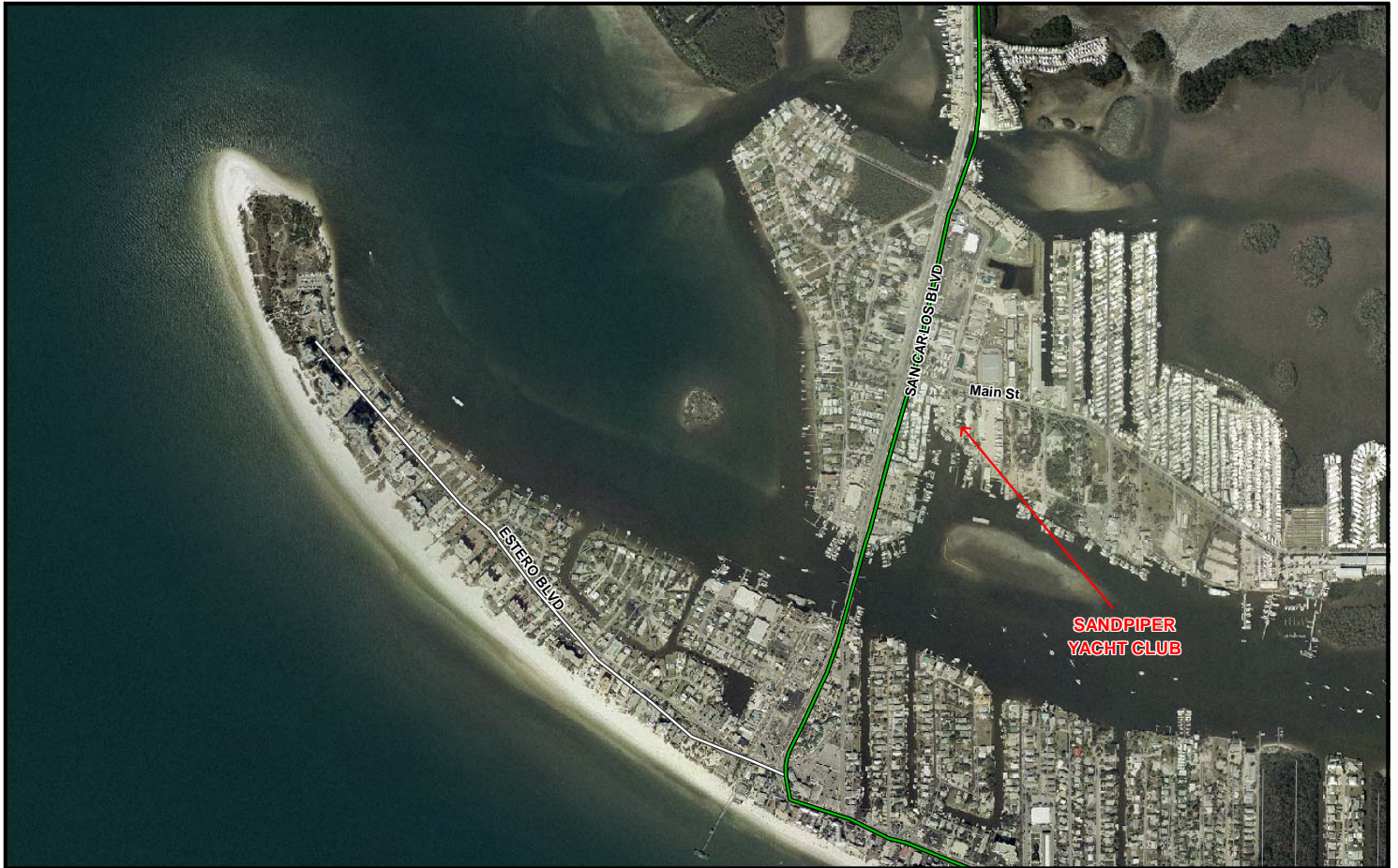


# DEEP WATER MARINA FOR SALE

**SANDPIPER YACHT CLUB  
1120 MAIN STREET  
FORT MYERS BEACH, FLORIDA**



## PROPERTY INFORMATION

- **SALE PRICE: \$3,900,000.00**
- **1.03 ACRES OF UPLANDS**
- **34 EXISTING DEEP WATER SLIPS**
- **2 BLDG. COMPLEX AT COMPLETION**
- **ZONED IL – LIGHT INDUSTRIAL**
- **DEVELOPMENT ORDER IN PROCESS**  
**FOR 63 DRY SLIPS TO BE DELIVERED**  
**AT CLOSING**



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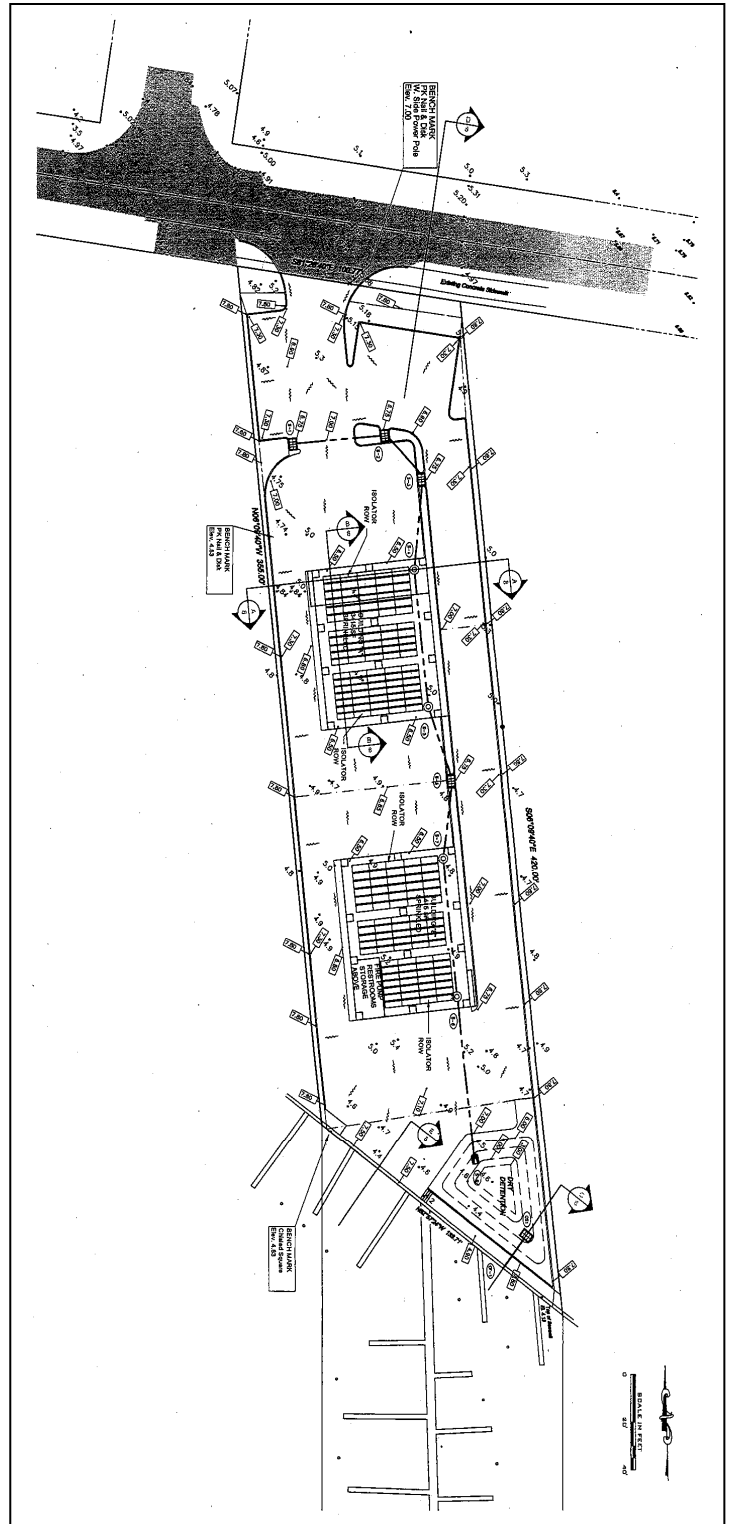
Information has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we can not guarantee it. All properties subject to change or withdrawal without notice.

# SANDPIPER YACHT CLUB FORT MYERS BEACH, FLORIDA

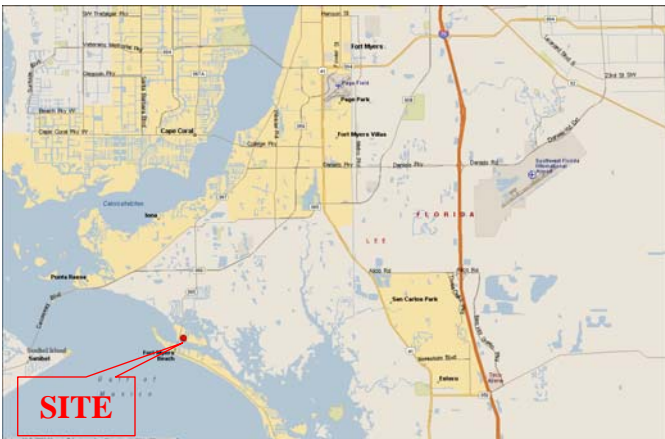
## Property Description:

Formerly known as Matanzas Pass Marina, is a well known, deep water access marina located on San Carlos Island, just before the bridge to Fort Myers Beach. The site is divided into 1.03 acres of uplands with a submerged land lease permitting 34 deep water access wet slips. The Development Order is in the process for permitting 63 dry rack slips divided into two buildings. Site plans are available for review.

The site is located on San Carlos Island, just before the bridge to Fort Myers Beach. This location promotes marine related activities. The Future Land Use Category is Industrial Development. Current zoning is IL. This location is some of the deepest water in Lee County.



## LOCATION MAP



## FOR ADDITIONAL INFORMATION:

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