

FOR SALE

17501 Harbour Point Dr.  
Fort Myers, FL 33908

# BIMINI BAIT SHACK PROPERTY

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



CUSHMAN &  
WAKEFIELD

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA





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# PROPERTY HIGHLIGHTS



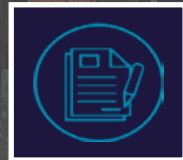
**17501 HARBOUR  
POINT DR.**  
Fort Myers, FL  
33908



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

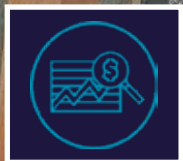


**PRICE**  
\$5,900,000



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

Details on pg. 8



**CAP RATE**  
9.04%\*



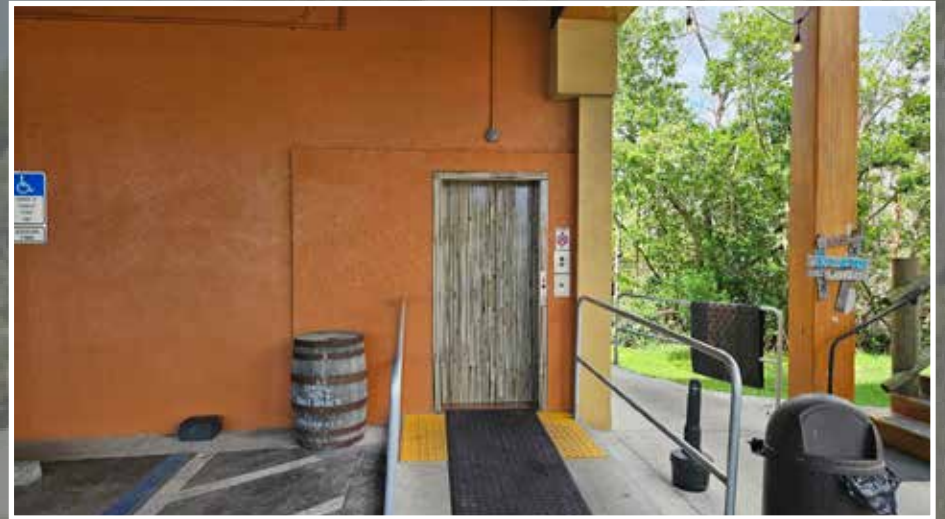
**YEAR BUILT**  
2014

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.

\*THE NET OPERATING INCOME CALCULATION INCORPORATED THE AGGREGATED INCOME FROM THE FOUR QUARTERS PRE-HURRICANE (Q3 2021 THRU Q2 2022) IN ORDER TO REFLECT THE BUSINESS'S FUTURE PROJECTED GROWTH, AND TO ACCURATELY ACCOUNT FOR THE IMPACT AND RECOVERY OF HURRICANE IAN'S DIRECT ASSAULT ON THE SUBJECT'S SUBMARKET AND TRADE AREA.



# PROPERTY





# PROPERTY



# 9.04%

CAP RATE

The net operating income calculation incorporated the aggregated income from the four quarters pre-hurricane (Q3 2021 thru Q2 2022)

# NOI

\$533,624

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 29% IN JANUARY AND 45% IN FEBRUARY.









# 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 scheduled opening coincides with the reopening of the Punta Rossa boat ramp 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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