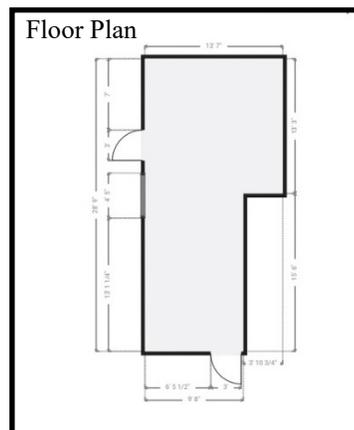




## WATERFRONT RESTAURANT WITH OUTDOOR SEATING SUNSET HARBOR | US 41 & HANCOCK BRIDGE PARKWAY



### PROPERTY DESCRIPTION

- **Location:** 3444 Marintown Lane, Unit 8A  
North Fort Myers, Florida 33903
- **S.T.R.A.P. #:** 11-44-24-00-00017.2010
- **Size:** 329± SF, with additional outdoor seating
- **Zoning:** C1-A
- **Parking:** Abundant
- **Comments:** Formerly Marintown and under new ownership, Sunset Harbor is an active marina just off the Caloosahatchee River, which offers a wide variety of services. This recently renovated space is ready for a new tenant and the Owners is looking to add a retail service that offers frozen treats, (such as, ice cream, Italian ice, smoothies, or similar). The current retail tenants include Freedom Boat Club, Sea-Craft Waterfront Tiki, and the Nauti Parrot Tiki Hut. Sunset Harbor is located just off Hancock Bridge Parkway and US41/ N. Cleveland Avenue. The Tenant is responsible for utilities.

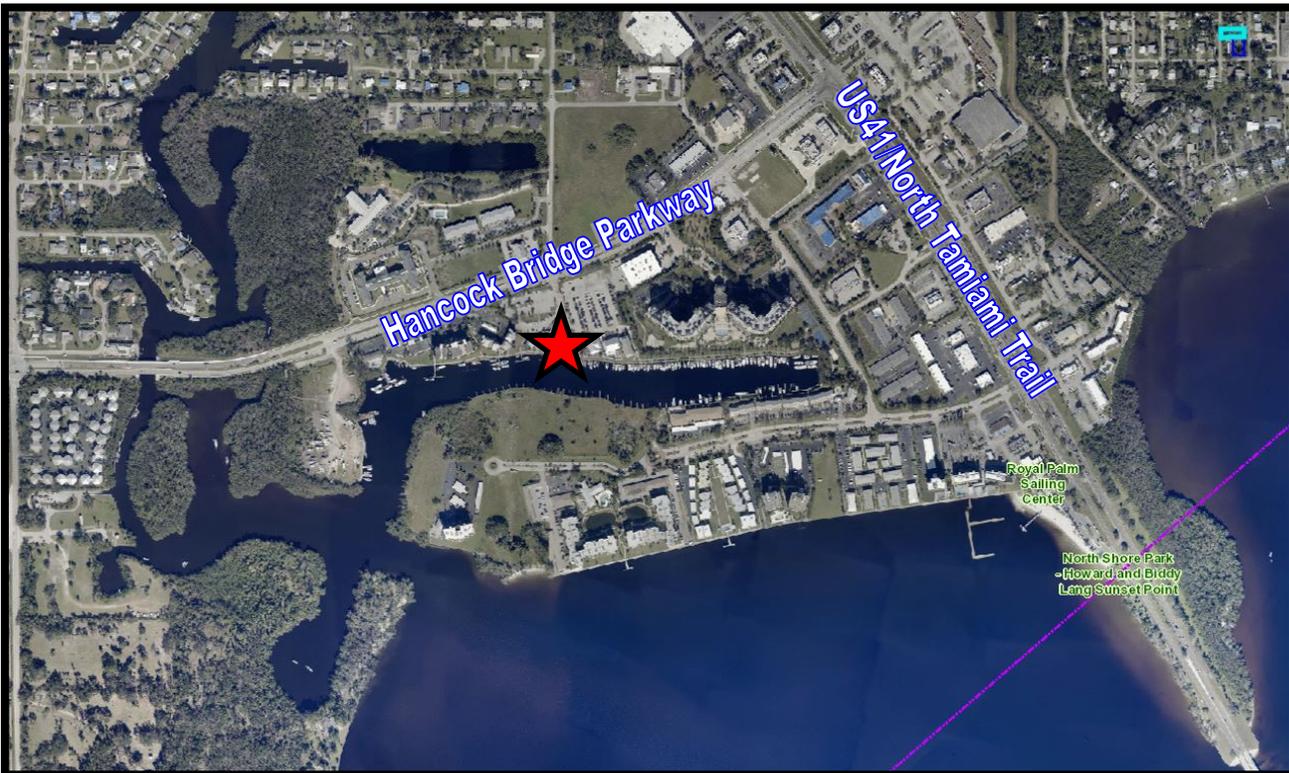
**LEASE RATE: \$1,590.00 PER MONTH**  
**(PRICE INCLUDES SALES TAX)**



For More Information Contact:  
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# WATERFRONT RESTAURANT WITH OUTDOOR SEATING SUNSET HARBOR | US 41 & HANCOCK BRIDGE PARKWAY



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