13 UNIT RIVERFRONT MOTEL | ADDITIONAL INCOME & VACANT ACREAGE
240, 285, 295 & 303 Old County Road 78 | Labelle, FL 33935

FOR SALE

SALES PRICE
$629,000.00

SIZE
Lot Size: 4.5 Acres (4 Parcels)

UTILITIES
Well & Septic

AMENITIES & DETAILS:
• Zoning: C-2
• Year Built: 1987
• Taxes: $13,753 Tax Year 2013 (4 Parcels)
• 200 + feet of Caloosahatchee riverfront property
• Outstanding fishing area
• The River Provides Cross State Access Travel between the Gulf of Mexico & the Atlantic Ocean

For more information, please contact:
JIM BOBACK, CCIM
Executive Managing Partner/Broker
iCORE Global - Ft. Myers
P: 239.466.7770
C: 239.565.2616
F: 239.437.4469
jim.boback@icoreglobal.com
OPPORTUNITY COMMENTS & DETAILS

13 unit mom and pop riverfront motel. Small operating Marina (dockage only) with 200 foot of dock space for short and long term rental. On site, 2 bedroom manager apartment, full laundry maintenance shed, pool and shuffleboard. Three (3) additional parcels with this offering: 1200 sf warehouse/shop for rental income, currently vacant. 780 sf out building currently rented to a bait shop and adjacent to a county boat launch. 3.3 acres of commercial zoned land across the street with a small metal farm building. Property is currently managed by employees who would stay but the ideal play is for a live in owner to operate and improve efficiencies and the bottom line. High occupancies in the winter season. Possible for a bed and breakfast, religious retreat or a tear down to accommodate a riverfront estate.

On the river with panoramic views of the Caloosahatchee. Located in scenic, rural Labelle FL. 15 miles to casino gambling and just west of sugar country, Lake Okeechobee and the Everglades in Clewiston FL, a world renowned bass fishing site. Close to Ft. Myers and the Island Beaches.