

## Bank Owned

Retail – Office – possible mixed use  
Canal Front with seawall and dock

3366 Stringfellow Road  
Saint James City, FL 33956

2 unit building with separate entrances, storefront, signage, screened patio overlooking water & dock



2,000 SF Building – 40' x 50'  
Screen Patio – 12' x 40'

120' x 120' Lot - 14,400 SF  
120' seawall & dock

C-1 (commercial) Zoning  
Permits a broad range of uses from office, medical, retail, pharmacy, even residential, including multi-family

STRAP # 35-45-22-04-00006.0000

Priced 22% below Assessed Value  
Bank Wants Offers

**REDUCED TO \$190,000**

The Miller Alliance, RE/MAX Realty Group  
7910 Summerlin Lakes Dr. Fort Myers, Florida 33907

(239)689.4900

Complete details available at  
[WWW.MILLERALLIANCE.COM](http://WWW.MILLERALLIANCE.COM)

FOR SALE