



905 FITZHUGH STREET



SANIBEL ISLAND, FLORIDA | FLEXIBLE COMMERCIAL + INCOME OPPORTUNITY

TWO LEVELS. TWO POTENTIAL INCOME STREAMS. ENDLESS POSSIBILITIES.

A rare opportunity to own approximately **3,000± square feet** of flexible commercial real estate just off Periwinkle Way, Sanibel's primary island corridor. The property combines approximately **1,500± SF of first-floor commercial space** with an approximately **1,500± SF upper-level two-bedroom apartment-style / office layout**—creating flexibility for an owner-user, entrepreneur, investor, or a combination of uses, subject to applicable approvals.

OWN IT. OPERATE IT. CREATE INCOME.



ASKING PRICE	\$1,095,000
TOTAL BUILDING	3,000± SF
FIRST FLOOR	1,500± SF commercial / showroom / retail / studio
SECOND FLOOR	1,500± SF apartment-style / office; 2-bedroom layout
LOT SIZE	0.26± acres
STORIES	2
YEAR BUILT	1974
ZONING	TCL — buyer to verify permitted/conditional uses
IMPROVEMENT	New roof

FIRST FLOOR: FLEXIBLE COMMERCIAL SPACE

The open first floor offers approximately 1,500 square feet of adaptable space—a blank canvas for a business owner or tenant. Envision a showroom, boutique retail concept, art or design studio, flower shop, garden-related concept, wellness or yoga studio, laundry/service business, professional workspace, or other use permitted by the City of Sanibel.

SECOND FLOOR: ADDITIONAL INCOME POTENTIAL

The upper level offers approximately 1,500 square feet currently configured with a two-bedroom apartment-style layout. Depending on applicable approvals and eligibility, it may provide potential for rental income, office/administrative space, or a complementary component to the business below.

YOUR BUSINESS BELOW. INCOME POTENTIAL ABOVE.



WHAT MAKES 905 FITZHUGH COMPELLING

Its flexibility. An owner-user may operate a business downstairs while potentially creating a separate income-producing component above. An investor may explore leasing strategies for the property's distinct levels. A business owner may also choose to integrate both floors for one larger concept. For an owner-user, ownership creates the opportunity to build equity in the real estate beneath the business rather than simply paying rent.

IMAGINE THE POSSIBILITIES

Owner-user headquarters • showroom + office • boutique retail • art/design studio • flower shop • garden concept • wellness/yoga studio • laundry/service business • professional office • creative workspace • commercial tenant + upper-level income strategy

SCARCITY IS THE ASSET

Sanibel is unlike traditional mainland commercial markets. With more than 70% of the island dedicated to conservation and commercial activity concentrated within established districts, opportunities to own commercial real estate are inherently limited. As Sanibel continues its post-Hurricane Ian renewal, new businesses, entrepreneurs, and investment are helping shape what comes next. 905 Fitzhugh offers the opportunity to own a flexible piece of that future.

LOCATION + OPPORTUNITY



Positioned just off Periwinkle Way, the island's primary commercial artery, 905 Fitzhugh provides convenient access on and off Sanibel while offering a side-street setting with approximately 100 feet of frontage. The combination of commercial space, an upper-level apartment-style/office layout, and a central island location creates a distinctive ownership opportunity.

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SANIBEL ISLAND, FL 33957**

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Conceptual uses and income opportunities are presented for marketing purposes only and are subject to City of Sanibel zoning, permitting, ecological requirements, conditional-use requirements, rental eligibility, and other applicable approvals. Buyer should independently verify permitted uses, zoning, building dimensions, ecological zones, and rental eligibility. Dawn Ramsey is happy to assist prospective buyers in bringing a concept or business idea to the City of Sanibel and helping evaluate how a proposed plan may align with applicable requirements.