



\$ 3,800,000



201 Wheeler Rd, Boca Grande, FL 33921

- » Beds: 4 | Baths: 2 Full
- » MLS #: D6147021
- » Multi-Family | 1,508 ft<sup>2</sup> | Lot: 16,988 ft<sup>2</sup>
- » More Info: [201WheelerRd.IsForSale.com](http://201WheelerRd.IsForSale.com)



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Remarks

Exceptional redevelopment opportunity in one of Boca Grande's most iconic settings. This 0.39-acre parcel is uniquely positioned with a protected wildlife corridor along the north boundary, ensuring lasting privacy, openness, and light. To the west, enjoy a stable Gulf view corridor and the prominent presence of the iconic Gasparilla Island Lighthouse, creating a rare combination of scenery and identity. The existing duplex provides immediate use or rental income while planning your future luxury build. Few properties offer this blend of conservation adjacency, view protection, and landmark proximity—a scarce offering for buyers seeking a signature Gulfside homesite in a legacy location.

