

Fully Entitled Commercial Corner FOR SALE



LOCATION: 12205 First St., Fort Myers, FL 33905

PROPERTY ID: 30-43-26-01-00006.0010

ZONING: C1 - Commercial

UTILITIES: County Water & Sewer

SIZE: 4,425± SF Bldg on 32,012± SF Lot

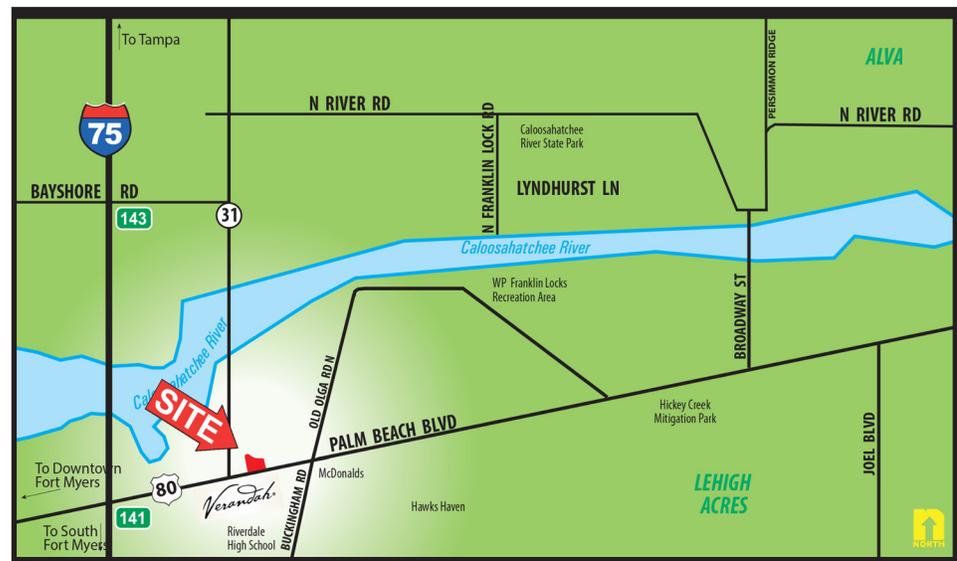
PRICE: \$635,000

COMMENTS: Fully Entitled with Drive-Thru, Shovel Ready. Site plan shows 4,425± SF building plus 23 parking spaces. Development Order and Certificate of Concurrence Issued. Over \$102,000 in engineering, environmental, survey and permitting fees included. High profile commercial corner located directly across from the Verandah, just east of SR 31. Road frontage on three sides, including 175± feet on SR 80/Palm Beach Blvd. Strong residential and commercial growth area including the new Caloosa Pointe Center currently under construction on the NE corner of SR 80 and SR 31.

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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



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