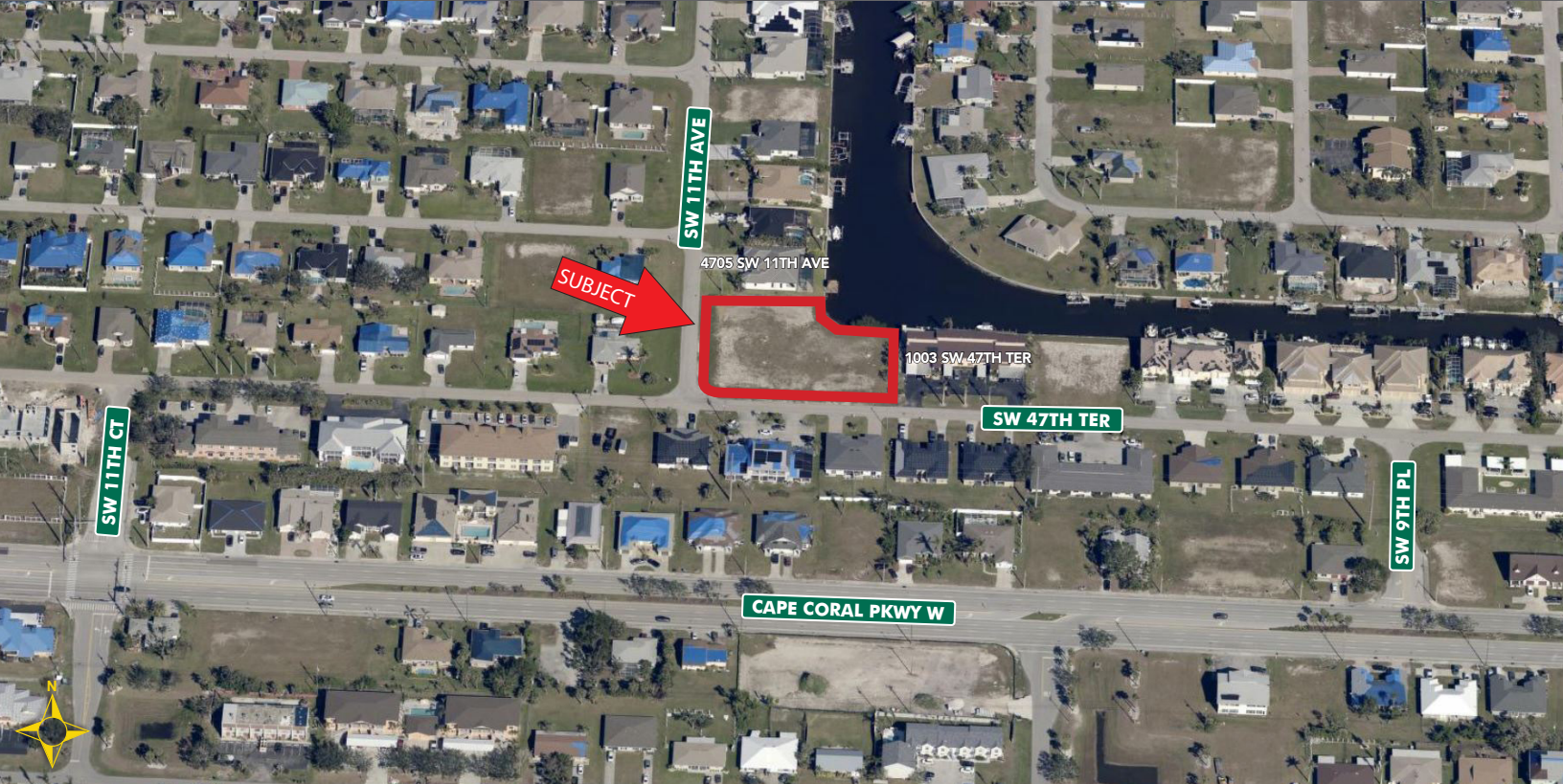


# MULTIFAMILY CORNER SITE OVERLOOKING GULF ACCESS CANAL

## FOR SALE

1011 SW 47TH TERRACE, CAPE CORAL, FL 33914



**PRICE:** \$1,100,000 (\$33.10 PSF or \$91,667/Unit or \$1,447,368/Acre)

**SIZE:** 0.76± Acres (33,222.04± SF)

**LOCATION:** NE corner of SW 47<sup>th</sup> Terrace and SW 11<sup>th</sup> Avenue, one block north of Cape Coral Parkway

**ZONING:** RML - Residential MultiFamily Low (City of Cape Coral) [Click here for zoning info](#)

**F.L.U.:** MF - Multi-Family

**UTILITIES:** City water & sewer

**RE TAXES:** \$7,002.90 (2023)

**PARCEL ID:** 10-45-23-C3-03339.0490

### MULTIFAMILY SITE

Shovel ready! Positioned on a corner lot, this property boasts approximately 128'± feet of waterfrontage, providing captivating views of intersecting Gulf access canals, with the added advantage of an existing seawall in place. Developer's dream with approved plans for a three-story, 12-unit condominium or apartment building, each 1,643± SF unit has 3 bedrooms and 2 bathrooms. Permits are ready for 7 boat docks, with 2 designed for larger vessels, and 2 floating docks, offering the potential to accommodate up to 13 boats. The prime location of this lot provides convenient access to nearby amenities, including dining establishments, shopping centers, beautiful beaches, and recreational opportunities.

### CONTACT

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## FOR SALE

1011 SW 47TH TERRACE, CAPE CORAL, FL 33914



### HIGHLIGHTS

- Prime SW Cape Location
- 128'± Frontage on Gulf Access Canal
- Plans Approved for 12-Unit Condominium or Apartments with Boat Docks (subject to adjustment for the Building Codes change)



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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,198	59,621	125,881
EST. HOUSEHOLDS	4,606	26,144	55,119
EST. MEDIAN HOUSEHOLD INCOME	\$67,186	\$66,500	\$69,520

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