

## FOR SALE – COMMERCIAL CORNER 6 Burnt Store Rd. N Cape Coral, FL 33993

**Price:** \$2,500,000 (\$22.96/SF)

**Size:** 2.5± acres

**Zoning:** C1 – Commercial

**Land Use:** C/P – Commercial Professional

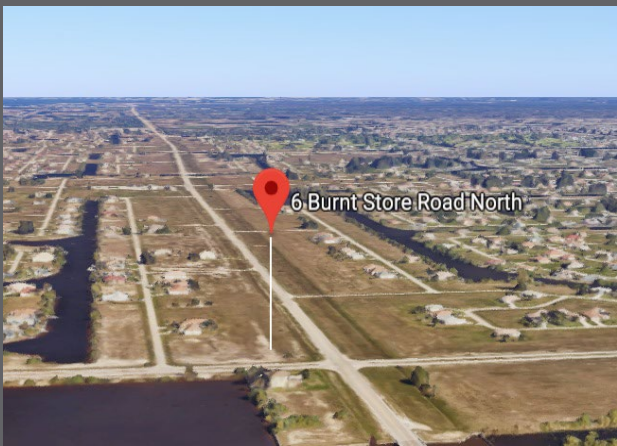
**Strap #:** 07-44-23-C3-04127.0010 | .0610 | .0630 | .0670

**Dimensions:** 485 ft on Burnt Store Rd.

300 ft Depth on Embers Pkwy.

### Property Description:

- Prime Commercial Corner to be the grand entrance to the 60-acre “Seven Islands”.
- NW corner of Burnt Store Rd & Embers Pkwy
- Excellent site for many commercial and professional uses
- Water and Sewer Utilities
- Subject property has 3 road frontages
- Burnt Store Rd is being widened to 4 lanes and then to 6 lanes. And is a major artery connecting to Charlotte County & Veterans Pkwy to Fort Myers and I-75.



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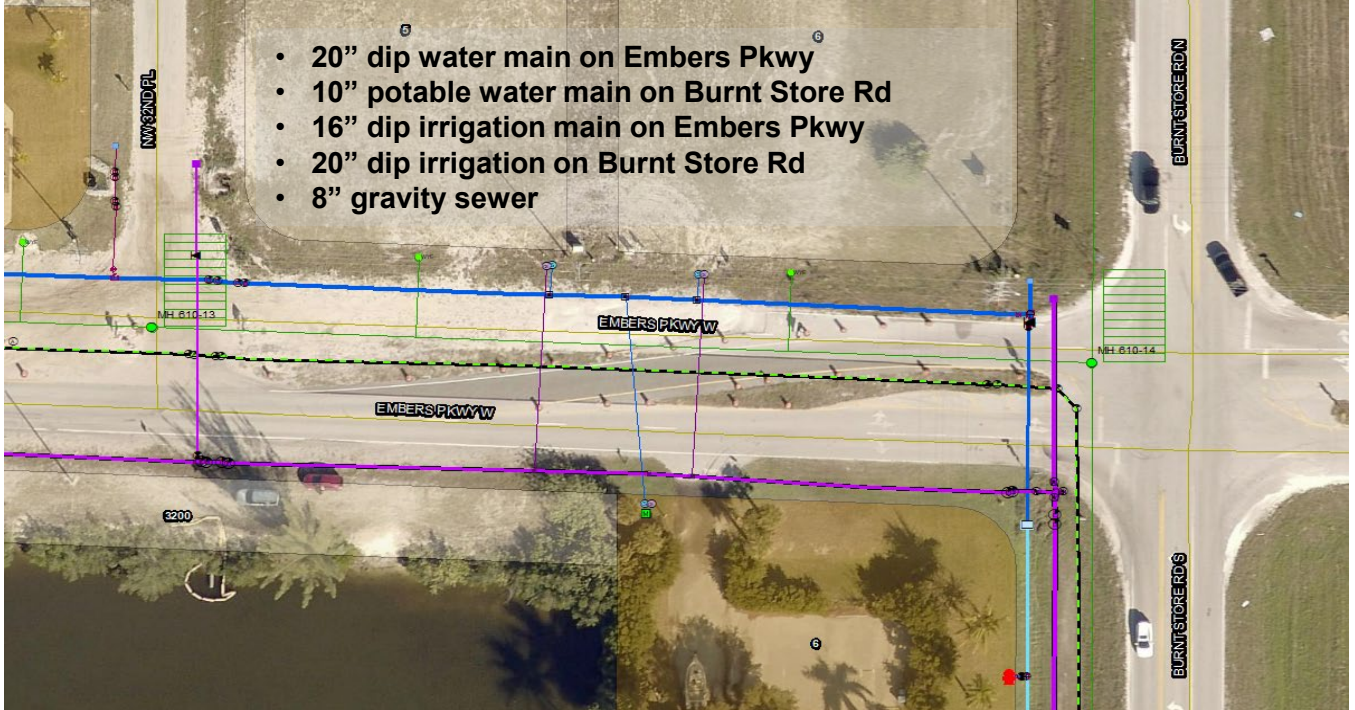
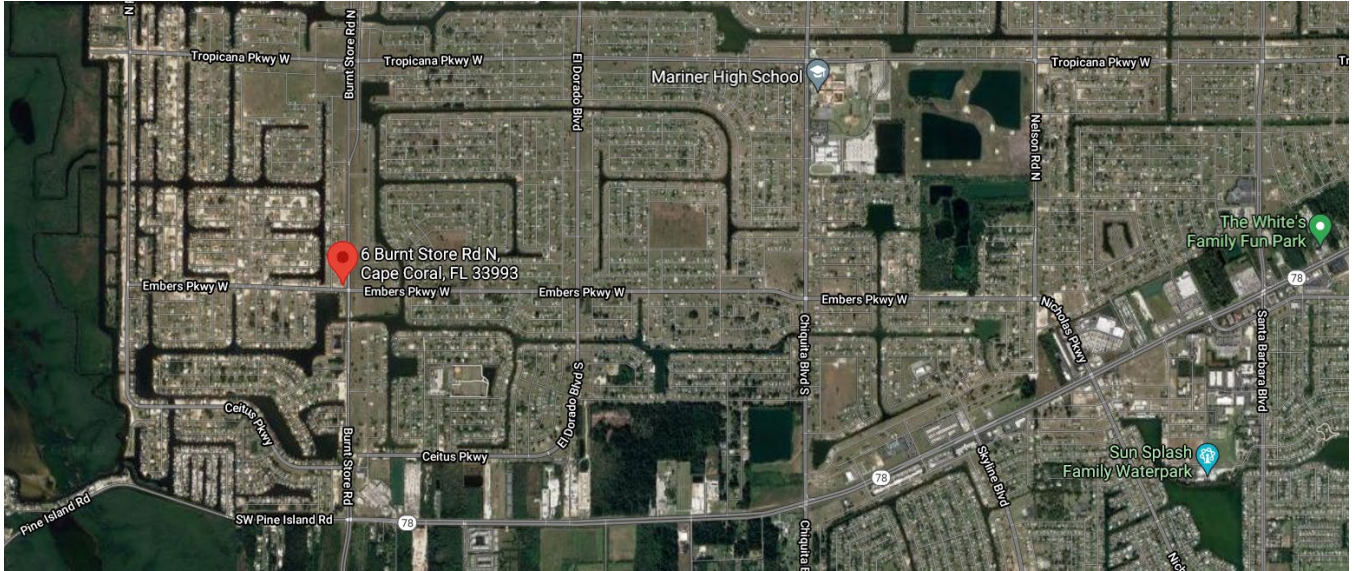
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