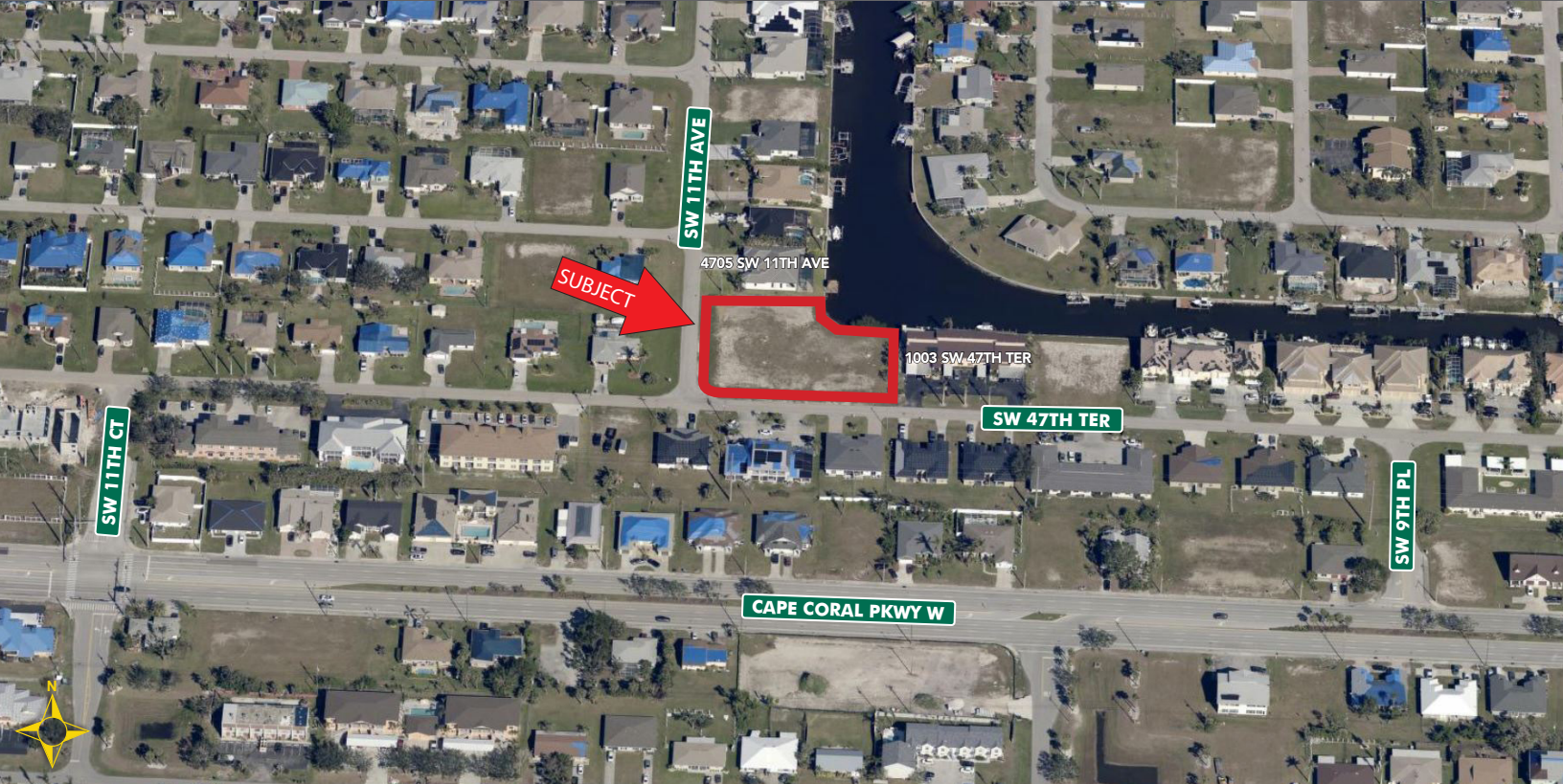


MULTIFAMILY CORNER SITE OVERLOOKING GULF ACCESS CANAL

FOR SALE

1011 SW 47TH TERRACE, CAPE CORAL, FL 33914



PRICE: \$989,000 (\$29.77 PSF or \$82,417/Unit or \$1,301,316/Acre)

SIZE: 0.76± Acres (33,222.04± SF)

LOCATION: NE corner of SW 47th Terrace and SW 11th 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 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

FRED KERMANI, CCIM, AIA
Partner

239.659.4960

Fred.Kermani@CREConsultants.com

CREConsultants.com/FredKermani

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 404
Naples, FL 34102

MULTIFAMILY CORNER SITE OVERLOOKING GULF ACCESS CANAL



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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2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,935	61,361	127,957
EST. HOUSEHOLDS	4,503	26,983	56,344
EST. MEDIAN HOUSEHOLD INCOME	\$70,573	\$72,366	\$74,426

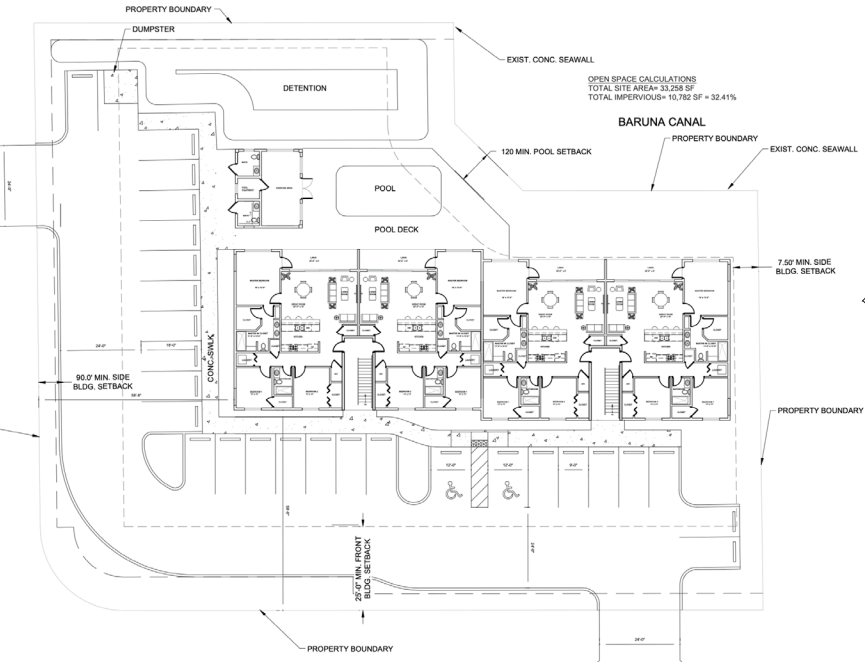
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MULTIFAMILY CORNER SITE OVERLOOKING GULF ACCESS CANAL

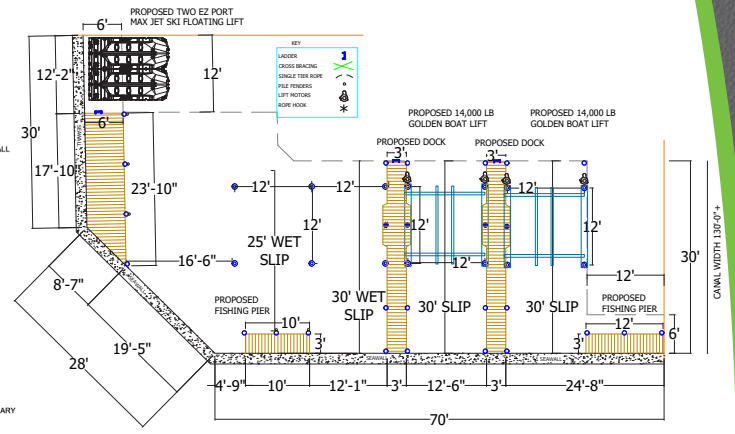
FOR SALE

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BUILDING PLAN



BOAT DOCK PLAN



ELEVATIONS



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

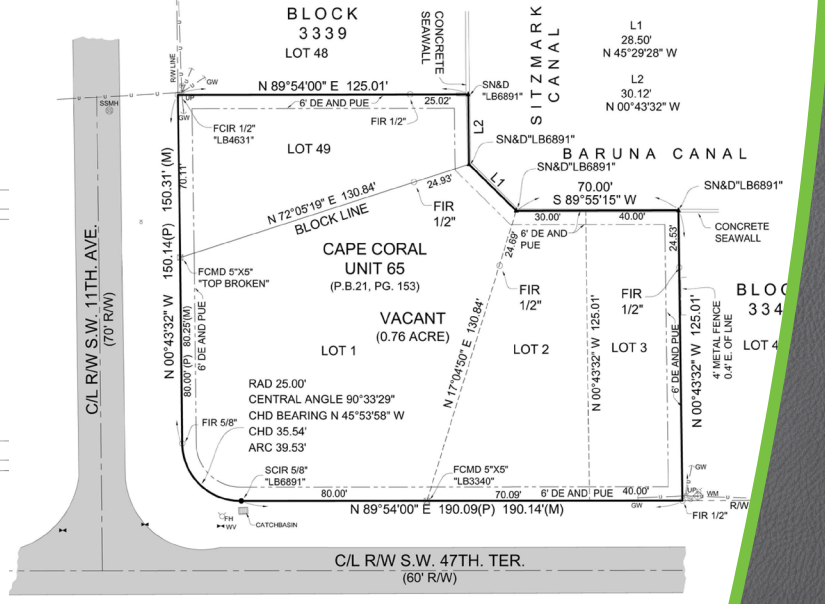


2 NORTH ELEVATION
SCALE 1/8" = 1'-0"



3 WEST ELEVATION
SCALE 1/8" = 1'-0"

SURVEY



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Fred.Kermani@CREConsultants.com

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CONSULTANTS
Commercial Real Estate Consultants, LLC
CRECONSULTANTS.COM
08/09/24