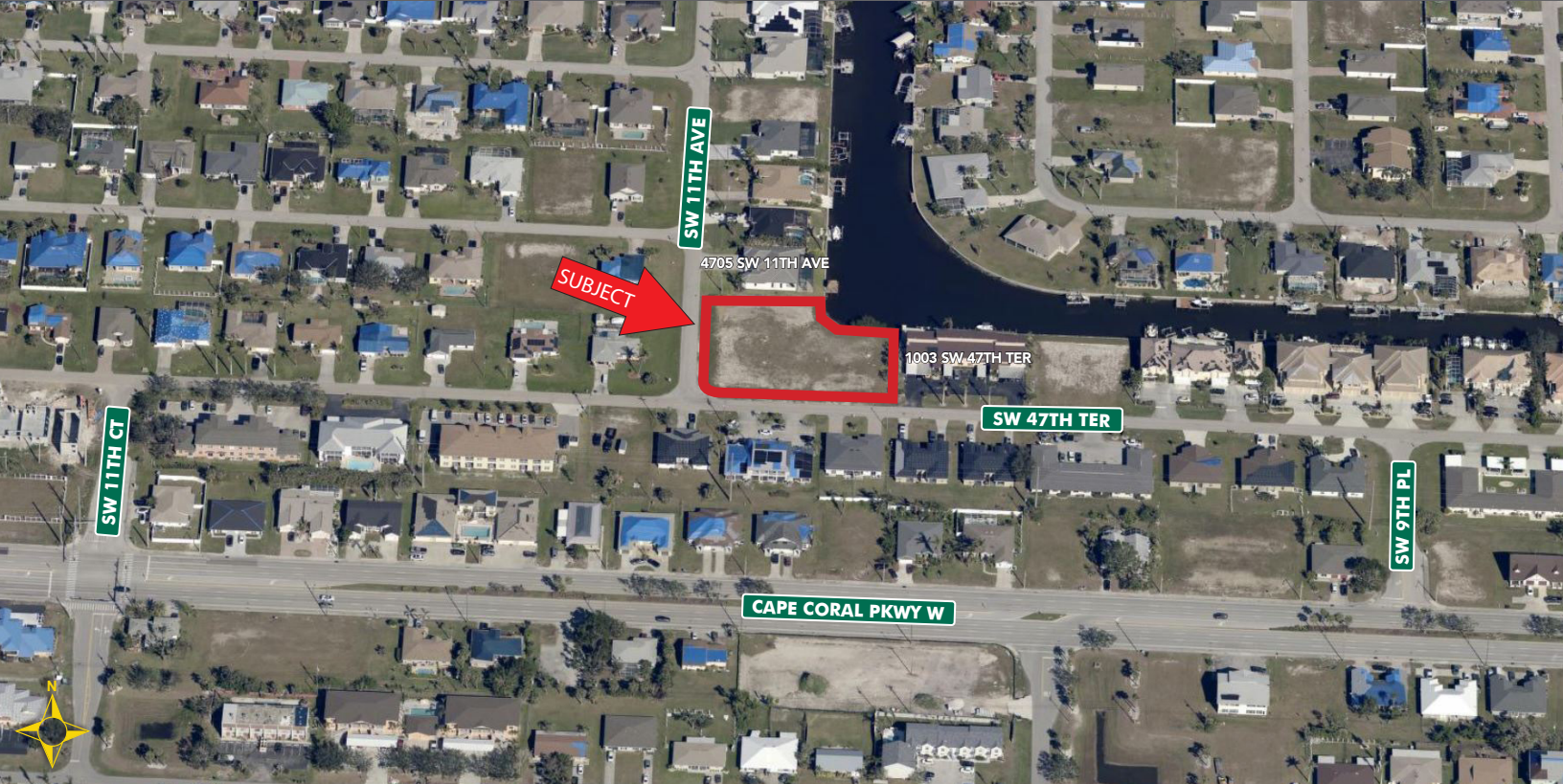


12-UNIT MULTIFAMILY CORNER OVERLOOKING GULF ACCESS CANAL

FOR SALE

1011 SW 47TH TERRACE, CAPE CORAL, FL 33914



- PRICE:** \$800,000 (\$24.08 PSF or \$66,600/Unit or \$1,052,632/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

Overlooking intersecting Gulf-access canals, this corner lot boasts 128± feet of waterfront with the added advantage of an existing seawall. The sale includes plans for a three-story, 12-unit condominium or apartment building, each 1,643± SF unit has 3 bedrooms and 2 bathrooms. The plans also include 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.

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12-UNIT MULTIFAMILY CORNER 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 for 12-Unit Condominium or Apartments with Boat Docks Included (Subject to adjustments for building code changes)



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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

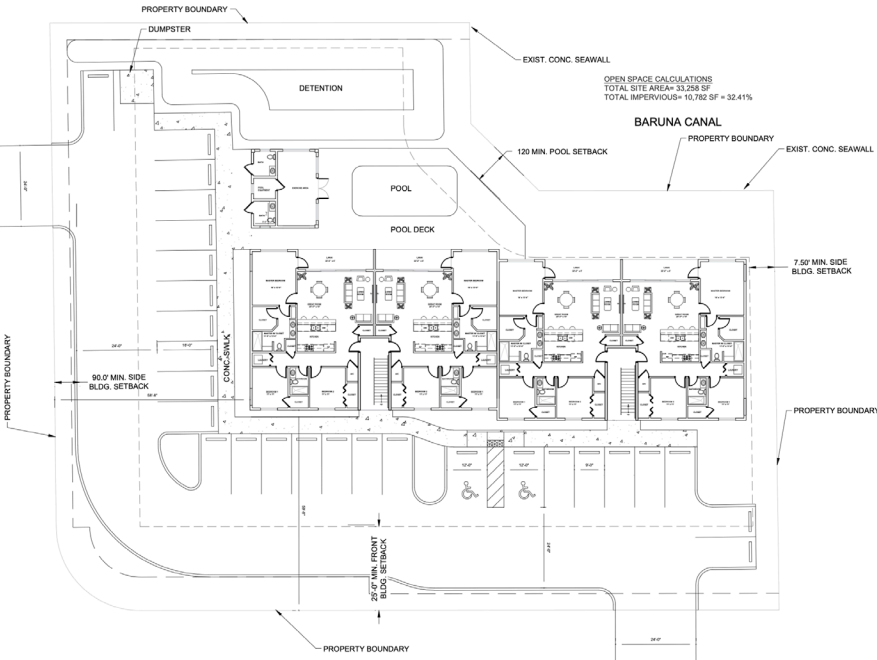
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12-UNIT MULTIFAMILY CORNER OVERLOOKING GULF ACCESS CANAL

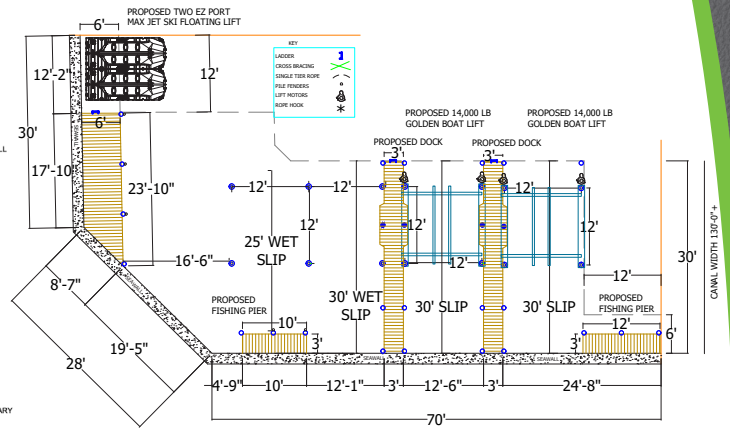
FOR SALE

1011 SW 47TH TERRACE, CAPE CORAL, FL 33914

BUILDING PLAN



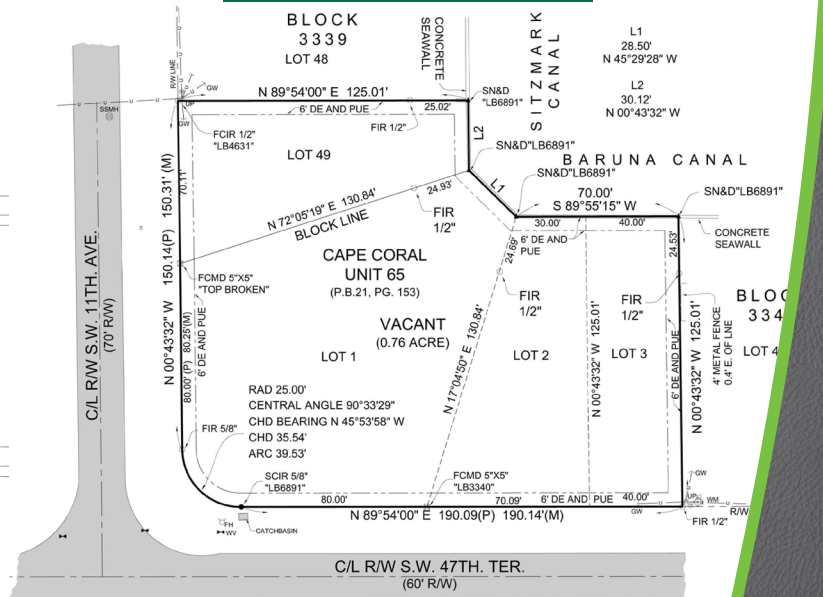
BOAT DOCK PLAN



ELEVATIONS



SURVEY



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