

PRIME C3 ZONED PROPERTY

EXISTING BUSINESS OR REDEVELOPMENT

2052 DANFORD STREET, NAPLES, FL 34112



CONTACT

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OFFERING SUMMARY

LIST PRICE: **\$1,400,000**

KEY DETAILS

- » LOCATION: **2052 Danford Street
Naples, FL 34112**
- » BUILDING SIZE: **1,811± SF**
- » LAND SIZE: **0.38± Acres**
- » ZONING: **C3 - Commerical (Collier County)**
[Click here for zoning uses](#)
- » YEAR BUILT: **1959**
- » RE TAXES: **\$5,910.66 (2024)**
- » PARCEL ID: **61380120005**

PROPERTY OVERVIEW

This is a rare opportunity to acquire prime real estate in the highly sought-after East Naples submarket. Currently home to Mike's Bait House—a well-established, family-owned bait and tackle shop, convenience store, and fishing charter business operating since 2015—the property is ripe with potential for redevelopment. With C3 zoning, this oversized corner lot offers endless possibilities for a restaurant, bar, or other approved commercial uses. The freestanding building is located at the corner of Danford Street and Hamilton Avenue, with ample parking and convenient access from both streets. Ideal location providing easy access to the Gulf of Mexico via Gordon's Pass and is conveniently situated near Bayview Park, a popular public access boat launch that features picnic tables, a pavilion, and restrooms. This property presents a unique investment opportunity with strong location fundamentals and flexible zoning ideal for a range of commercial ventures.

FOR MORE INFORMATION, CONTACT:

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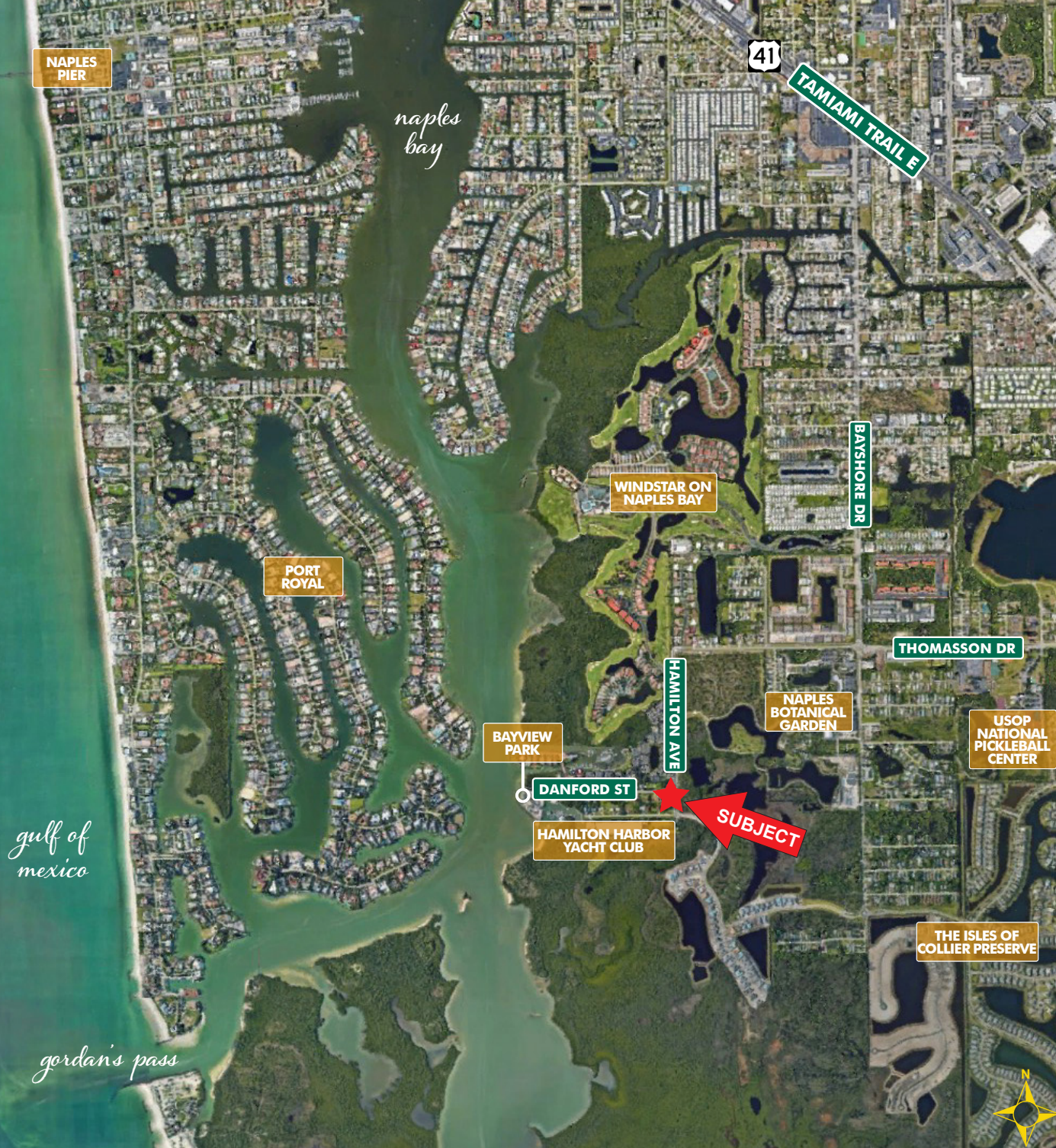
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