



3960 CANAL STREET | FORT MYERS, FL 33916

8+ ACRES INDUSTRIAL HEAVY LAND

FOR SALE

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MAYHUGH
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One of the last large HEAVY INDUSTRIAL properties left in Fort Myers.

Prime 8.17+/- Acre Site Perfect for Outdoor Storage or Fleet Parking! Situated just 6 minutes from the I-75 & MLK exit, this centrally located 8.17+/- acre site is ideal for businesses in need of outdoor storage, fleet parking, or expansion space in SWFL. Accessible via Canal Street to Rockfill Road, this property offers convenience and accessibility. The price reflects the costs associated with road installation and mitigation credits, presenting a great opportunity for savvy buyers looking to invest in their business's future growth.

PROPERTY DETAILS

PRICE	\$1,495,000
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PRICE / SF	\$4.20
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PRICE / ACRE	\$183,085
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SIZE	8.17± AC or 355,694± SF
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ZONING	IH (City of Fort Myers)
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RE TAXES (2024)	\$3,760.54
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STRAP	29-44-25-P1-00102.0020
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