

SALE

1.15 ACRES ON SKYLINE BLVD

902-918 Skyline Blvd Cape Coral, FL 33991



OFFERING SUMMARY

Sale Price:	\$350,000
Price/Sf:	\$7.00
Lot Size:	1.15 Acres
Price / Acre:	\$304,348
Zoning:	Zoning: C (Commercial), FLU (Future Land Use): CP (Commercial Professional)
Traffic Count:	23,000

PROPERTY OVERVIEW

This 1.15± (with option 2.53) acre commercial site offers 400' (with option 880') of prime frontage, with rear alley access, along Skyline Boulevard, with 23,000 AADT for maximum visibility. Adjacent 1.35 acres corner lot is also available. Zoned C (Commercial-City of Cape Coral) and Future Land Use CP (Commercial/Professional), this property is ideally suited for a variety of developments, including retail, medical, office, or mixed-use projects.

PROPERTY HIGHLIGHTS

- 1.15 Acre with 400' frontage on Skyline Blvd
- 125' dept with alley access
- Assemblage of 10 lots or 5 parcels, Option to purchase adjacent 1.38 Acres
- Utilities are on Skyline Blvd. \$48,449 Utility Assessment will be assumed by the Buyer
- 23,000 AADT (Average Annual Daily Traffic)
- Zoned C (Commercial) and FLU, CP (Commercial Professional)

OTHER RESOURCES

Fred Kermani, CCIM, AIA
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 4851 Tamiami Trail N Ste. 100
 Naples, FL 34103
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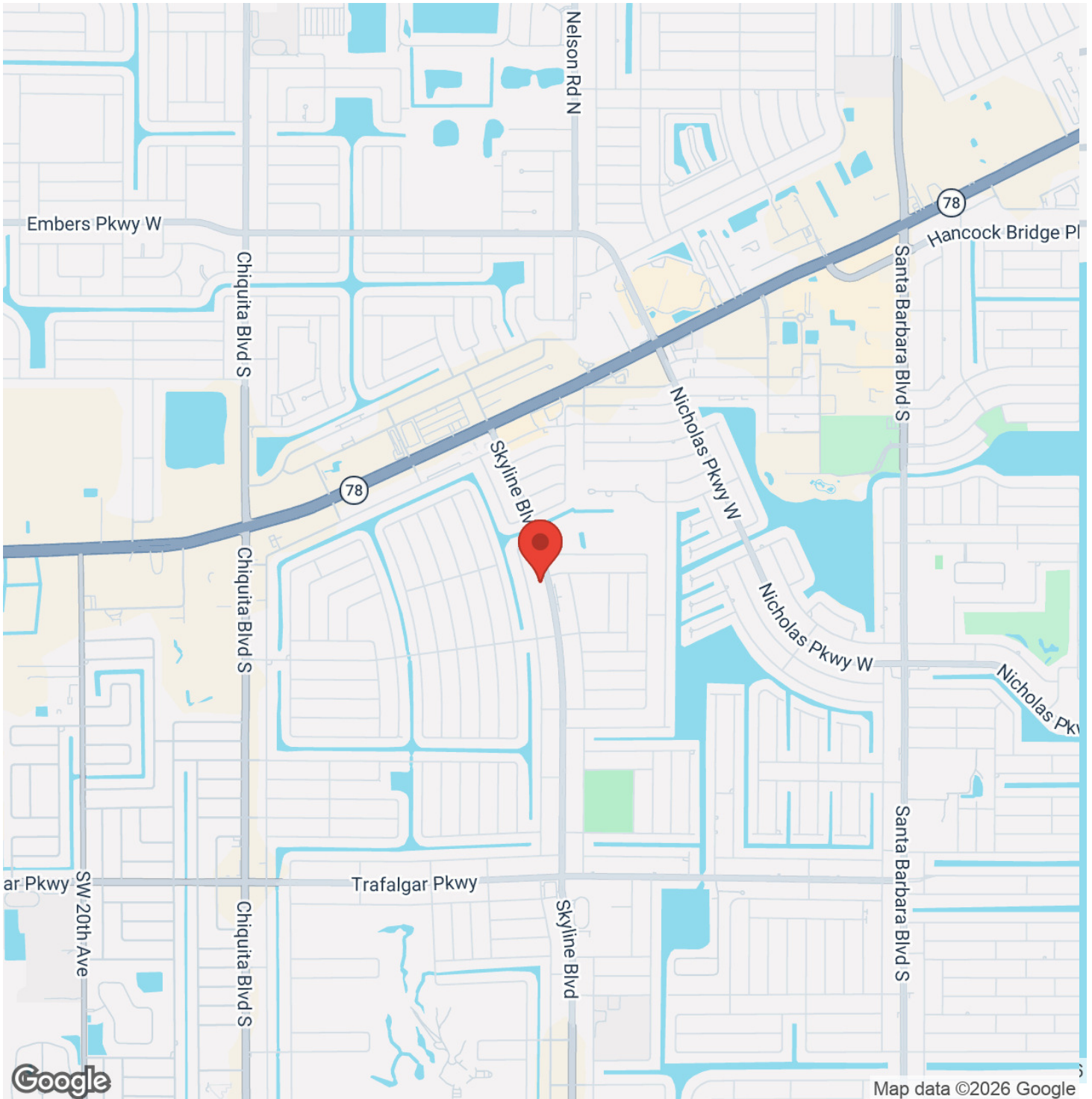


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