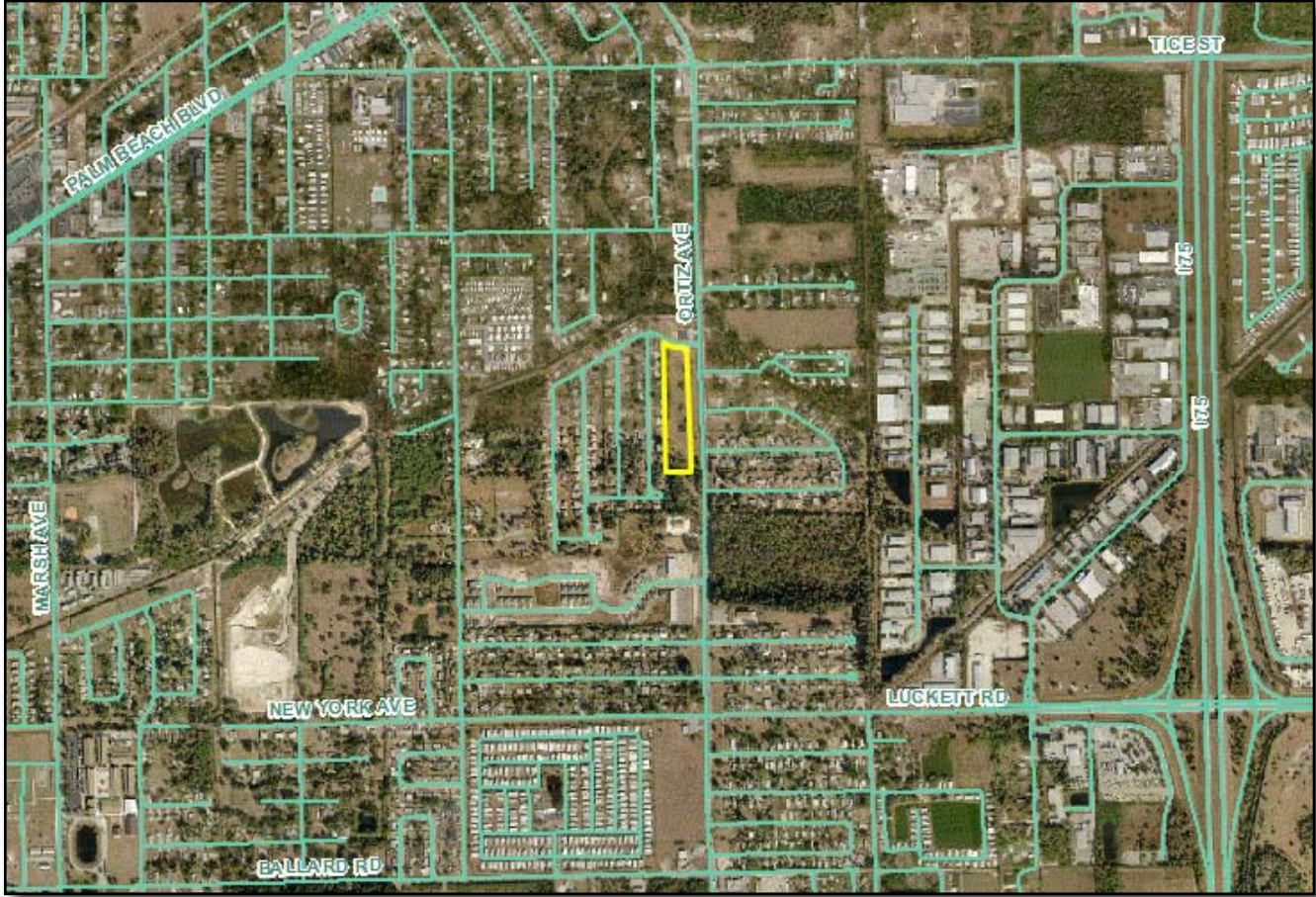


**4.64± ac. Commercial Corner**  
**FOR SALE**  
**Ortiz Ave, Ft. Myers FL**



**LOCATION:** 826 Ortiz Avenue, Fort Myers, FL 33905

**STRAP #:** 09-44-25-P3-00200.B000

**UTILITIES:** City Water/Sewer

**SIZE:** 4.64± Acres

**ZONING:** CG - Commercial General

**PRICE:** \$ 505,296 or \$ 2.50 per Sq. Ft.

**TRAFFIC COUNT:** 16,400 (2013 ADT)

**COMMENTS:** 4.64± AC – Commercial Corner Site at Ortiz Avenue and Zana Drive. Property offers 1,000'± frontage on Ortiz Avenue, a planned four-lane roadway (north/south) connecting SR80 to US41 via Six Mile Cypress Parkway. Zoned CG, allowing retail, offices, banks, gas station w/convenience store & more.

**CONTACT:** TOM WOODYARD  
**PHONE:** (239) 425-6011  
**E-MAIL:** twodyard@wa-cr.com

The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

# 826 Ortiz Avenue, Fort Myers, FL 33905

