



FOR SALE - 4.8± Acres 2307 Chiquita Blvd. S., Cape Coral, FL 33991

Zoning: C Commercial **Land Use**: C/P Commercial/Professional

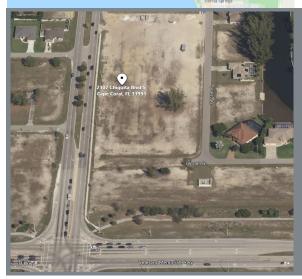
Lot Size: 4.8± Acres | 213,196± Total Land SF

Utilities: Water & Sewer

Location: This is a "Prime-Signalized" Commercial Site at the NE Corner

of Veteran's Pkwy. And Chiquita Blvd. S in Cape Coral, FL.

Price: \$2,247,000 | \$10.75/PSF



PROPERTY DESCRIPTION:

- Original Size 9.35± Acres
- North Parcel (4.5± Acres) SOLD
- South Parcel (4.8± Acres) SIGNALIZED Corner AVAILABLE
- Veterans Pkwy. is the primary Belt-Loop through Cape Coral, connecting with Charlotte County to the North and East to the City of Fort Myers, Lee County and to I-75.
- Frontage is approximately 800 ft. with a depth of 270 ft. The site is serviced with water and sewer.
- C Zoning has the best uses for Commercial, Professional, Retail and Medical.



MICHAEL J. FRYE, CCIM|CEO Hall of Fame, Lifetime Achievement

Direct: (239) 281-0441 mfrye@ccim.net

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Direct: (239) 910-5363 harkin@remax.net



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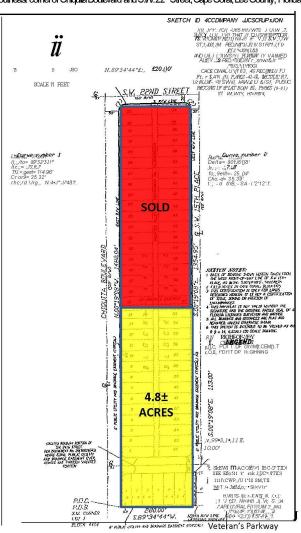


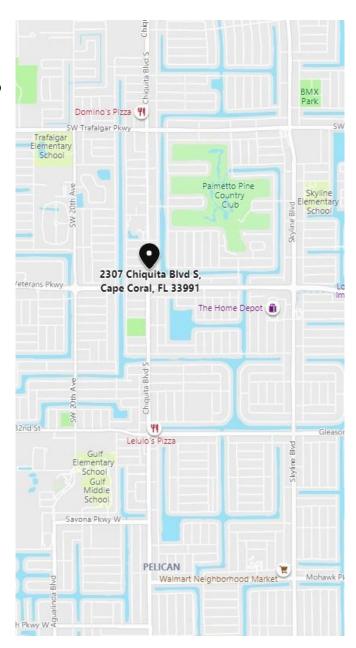


Michael J. Frye, CCIM Direct: (239) 281-0441 Hal Arkin Direct: (239) 910-5363

EXHIBITA

As further depicted bellow as Lots 16through 51 (inclusive), Block 4404 (consisting of approximately 4.5 acres) located at the southeast corner of Chiquita Boulevard and S.W.22" Street, Cape Coral, Lee County, Florida.





7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | (239) 489-0444 www.ftmyerscommercial.com | www.michaeljfrye.com