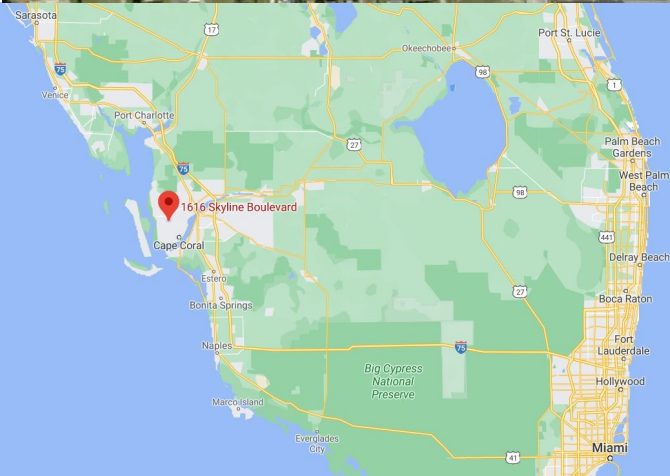




RE/MAX REALTY GROUP
Commercial Division
7910 Summerlin Lakes Dr.
Fort Myers, FL 33907
(239) 489-0444



FOR SALE - PAD READY SITE
1616 Skyline Blvd.
Cape Coral, FL 33991

Size: 2.2± acres **Price:** \$350,000
Zoning: Vacant Commercial
Strap #: 27-44-23-C2-04427.0220

Location: Located in the SW Quadrant of the SIGNALIZED intersection at Skyline Blvd. & Trafalgar Pkwy. Across the street are Challenger Middle School, Patriot Elementary School, Strausser/BMX Tracks, and Boat Ramp.

PROPERTY DESCRIPTION:

- The site is pad ready, filled, compacted & graded
- The retention area and then outfall structure for same is installed and the common access road and the drive are installed.
- Sidewalk improvements in front of the parcel and across the street at the school.
- There is a cross access easement so this parcel shares the lighted intersection drive entrance as a means of ingress/egress



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