



8831 & 8835 EMERALD ISLE  
 UNITS 2,3, 4 & 6  
 BONITA SPRINGS, FL 34134



**Property information:** 8831 & 8851 Emerald Isle is comprised of 4 parcels totaling .54 acres (23,365/sf) with approximately 61.5 feet of US 41 frontage. There are 2 driveways connecting Emerald Isle to US 41 which provides access for northbound traffic. Full utilities to the site with electricity provided by FPL, phone service by CenturyLink and water/sewer by Bonita Springs Utilities.

The subject site is located within the Lady Doctors Condo Association, on the east side of US 41, north of W. Terry Street & south of Bernwood Parkway.

Centrally located In the middle of very active commercial district and surrounded by high end residential communities

New Price Reduction: **\$399,000.00** (\$17.08/SF)  
 (Original Asking Price: \$585,000.00)

Property Taxes: \$3,005.67 (2020)

Zoned: CC

AADT (2020): 39,500

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**\*\* Ideal for an end user with ability to lease additional space and/or enough land to build now and expand at a later date.**

Click [here](#) for Video Tour