

COMMERCIAL SITE

0.80± ACRE NEAR CITY HALL

FOR SALE

706 & 712 SE 7TH STREET, CAPE CORAL, FL 33990



PRICE: \$200,000 @ \$5.71 PSF

SIZE: 0.80± Acres (35,000± SF)

DIMENSIONS: 280' Frontage x 125'

LOCATION: At the SW quadrant of SE 7th Street and Cultural Park Boulevard, just 4 blocks north of City Hall and Cape Coral Government Offices

ZONING: P - Professional (City of Cape Coral), allows Professional Offices, Assisted Living Facilities, Day Care, Banks, Religious Institutions and more

F.L.U.: CP - Commercial Professional

UTILITIES: City water and sewer

RE TAXES: \$1,814.18 (2021)

PARCEL ID: 13-44-23-C3-01073.0270 & 13-44-23-C3-01073.0230

COMMERCIAL LOT

Two adjacent lots totaling 0.80± Acre just one lot off of Cultural Park Boulevard. Zoning allows Professional Offices, Assisted Living Facilities, Day Care, Banks, Religious Institutions and Restaurant - no drive through use is permitted. Centrally located close to Cape Coral City Hall and Government Center, police station, US Post Office, Lee County Tax Collector and Cape Coral Hospital. Quick access to major thoroughfares; Pine Island Road, Veterans Parkway and Del Prado Boulevard. This parcel has water, sewer and irrigation with assessments paid in full. Please note burrowing owls on site - contact FWC office for appropriate mitigation procedures.

CONTACT

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Partner

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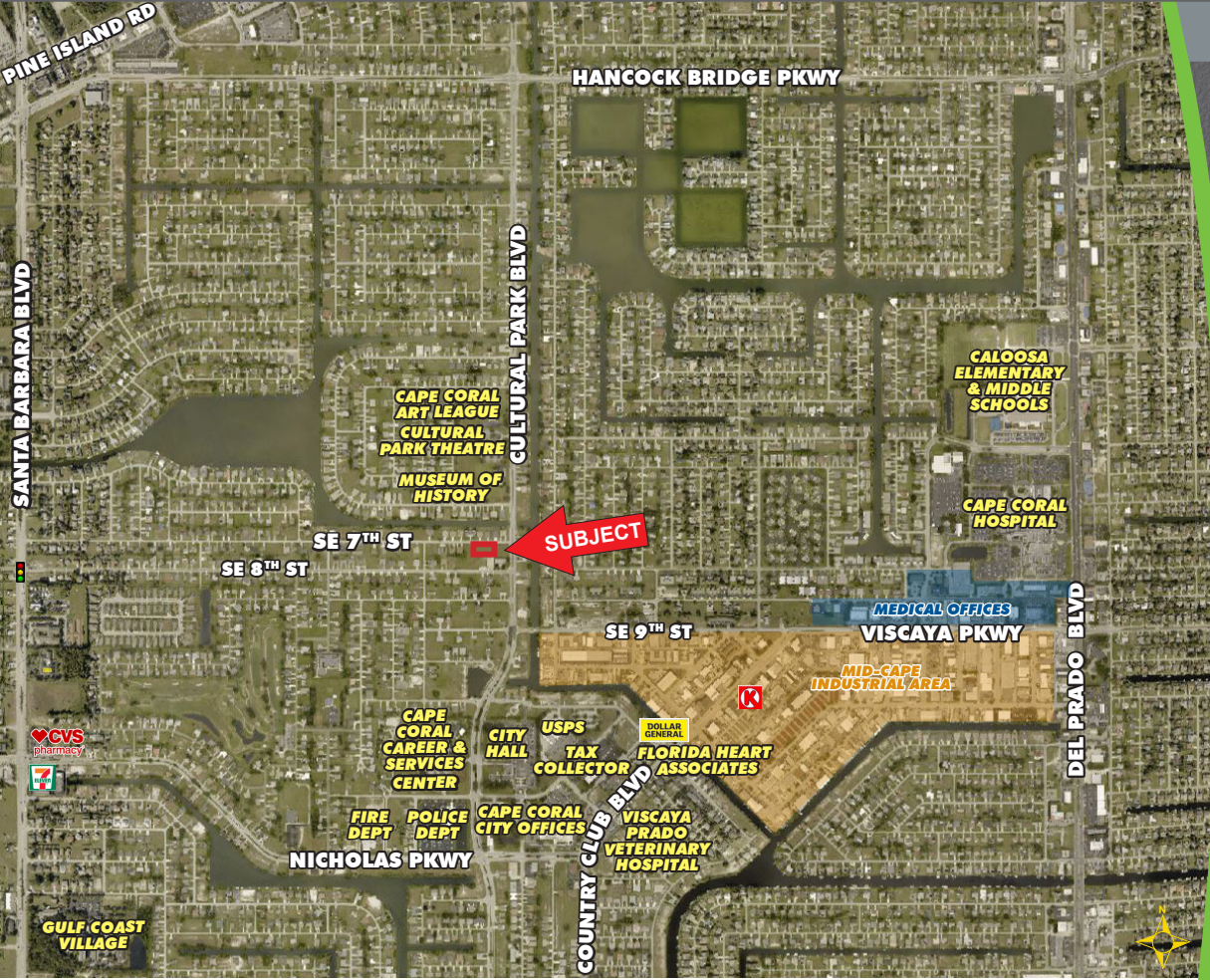
1100 Fifth Ave. S, Suite 100
Naples, FL 34102

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HIGHLIGHTS

- SE 7th Street connects Cultural Park Blvd to Santa Barbara Blvd
- Zoning allows numerous options including: Assisted Living Facilities, Essential Services, Government Offices, Day Care, Religious Institutions, Banks and Restaurants (without drive-though)



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2021 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,838	72,053	157,494
EST. HOUSEHOLDS	3,988	27,896	61,379
EST. MEDIAN HOUSEHOLD INCOME	\$55,923	\$61,731	\$63,385
TRAFFIC COUNTS (2020)	12,200 AADT (Cultural Park Boulevard)		

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.