

Cross Property Customer Financial Report w/Photos

Lot & Land Customer Financial Report



General Information

List Price: \$350,000
MLS#: 225070947
Address: 902-918 SKYLINE BLVD
CAPE CORAL, FL 33991
GEO Area: CC23 - Cape Coral Unit 28,29,45,62,63,66,68
County: Lee
Property ID: 22-44-23-C2-04486.0150
Lot: 15
Lot Type: Commercial Lot
Block/Bldg: 4486
Parcels: 5
Zoning: C
Legal Unit: 5
Potential Short Sale: No
Virtual Tour URL:
Land Use Code: 10-Vacant Commercial
Other PIDs: 22-44-23-C2-04486.0110; 22-44-23-C2-04486.0130; 22-44-23-C2-04486.0170; 22-44-23

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Status: Active (09/12/25)
Trans Type: Sale

Property Class: Lot and Land
Subdivision: NOT APPLICABLE
Development: NOT APPLICABLE

Sec/Town/Rng: 22/44/23E
Foreclosed REO: No

Detailed Property Information

Property Information: \$350,000 at \$7.00/sf. This 1.15± (with option 2.53) acre commercial site offers 400' (with option 880') of prime frontage, with rear alley access alley, along Skyline Boulevard, with 23,000 AADT for maximum visibility. Adjacent 1.35 acres corner lot is also available. Zoned C (Commercial-City of Cape Coral) and Future Land Use CP (Commercial-Professional), ideally suited for a variety of developments, including retail, medical, office, or mixed-use projects. Strategically located ½ mile south of SW Pine Island Boulevard, and 2 miles north of Veteran Pkwy, this site offers excellent accessibility and convenience, with proximity to major businesses such as Farmer Joe's, Publix, Carrabba's, Bonefish Grill, USPS, self-storage facilities, fitness centers, gas stations, and multiple restaurants.

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Approx. Lot Size: 400x125x400x125
Lot Size: 1.15 (acres) / 50,094 (sqft)
Approx Sqft.Land:
Rear Exposure: W
Elevation:
Lot Desc.: 5 Plus Lots
Restrictions: None/Other
Utilities: Electric
Usage: Commercial
Road: Paved Road
Sewer: Central
Water: None
Subdivision Info:

Gas YN:
Gas Description: Natural
Trees:
Ground Cover:
Land:
Avail. Documents:
View: None/Other
Dock:
Boat/Dock Info:
Waterfront: No
Waterfront Desc.: None
Gulf Access: No
Canal Width: None

Financial/Transaction Information

Total Tax Bill: \$2,227
Tax Year: 2024
Tax Desc: City And County
HOA Fee:
HOA Description:
Master HOA Fee:
Condo Fee:
Transfer Fee: \$0

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Spec Assessment:
Land Lease:
Mandatory Club Fee:
Rec. Lease Fee: \$0

One Time Fees
Spec Assessment:
Land Lease:
Mandatory Club Fee:
Rec. Lease Fee: \$0
Other Fee: \$0

Approval:
Terms: Buyer Finance/Cash
Maintenance: None
Possession: At Closing
Special Info:
Property Location: Not Applicable
Legal Desc: CAPE CORAL UNIT 63 PB 21 PG 80 BLK 4486 LOTS 15 + 16
Listing Broker: NRT Commercial LLC



Map / location featuring property parcel outlined

Map of property location featuring property boundaries highlighted

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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