

4520

SE 5th Place
Cape Coral, FL
33904

LOCAL
COMMERCIAL
REAL ESTATE

NOW \$1,750,000

MULTIFAMILY INVESTMENT

24821 S. Tamiami Trail, Ste 2. | Bonita Springs, Florida 34134



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EXCLUSIVE LISTING
BROKER:

**Thomas Webb, CCIM,
MSRE**

Senior Vice President

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Executive Summary

Local Commercial Real Estate presents a rare opportunity to acquire a waterfront 3-unit multifamily property with future development potential in the heart of downtown Cape Coral. The property features 3,440 SF on 0.43 acres, with spacious 1,100 SF units, ample parking, and a 100' seawall with dock on a 200' wide Gulf-access canal. Two of the units are currently vacant, creating immediate flexibility for long-term, seasonal, or short-term rental strategies, while the site offers the ability to add up to four additional units. With walkable access to restaurants and shopping supported by Cape Coral's strong population growth and rental demand, this asset offers both stable cash flow and value-add upside.

Property Info



\$1.75 Million
ASKING PRICE



200' WIDE
GULF ACCESS CANAL



3,440 +/- SF
BUILDING SIZE



0.43 +/- ACRE
LAND SIZE

YEAR BUILT

1979

ZONING

RML - RESIDENTIAL MULTIFAMILY LOW

FLOOD ZONE

AE

PARCEL NUMBER

12-45-23-C3-00287.0520



PROPERTY AERIAL



PROPERTY PHOTOS



Area Information

66,689

2030
POPULATION
PROJECTION

6,725

RENTER
OCCUPIED
HOUSEHOLDS

\$103K

AVG.
HOUSEHOLD
INCOME

55.8

MEDIAN AGE

SANTA BARBARA BLVD

CAPE CORAL PKWY E

CORONADO PKWY

DOWNTOWN

DEL PRADO BLVD S

TO FORT MYERS

YACHT
CLUB

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