

FOR SALE
118 5th St

FORT MYERS, FL 33901

VACANT LAND

PRESENTED BY:

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MATTHEW TUCCIO

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$525,000
LOT SIZE:	34,195 SF
ZONING:	C-2
FUTURE LAND USE:	Industrial Development

PROPERTY DESCRIPTION

Rare opportunity to acquire a 0.78-acre parcel near Page Field Airport in Fort Myers, positioned between Colonial Boulevard and Daniels Parkway near the Metro Parkway business corridor.

The property sits in a central location while still offering privacy, a combination that can be difficult to find in this part of Fort Myers. With favorable zoning and nearly an acre of land, the site provides flexibility for a variety of potential uses including office, service businesses, contractor operations, storage, or other users who benefit from additional space.

Parcels of this size in such a well-established and centrally located area are becoming increasingly limited, particularly for owner-users seeking both accessibility and room to operate.

PROPERTY HIGHLIGHTS

- Central Fort Myers location with quick access to Colonial Blvd, Daniels Pkwy, US-41, and I-75
- Zoned C-2 allowing a wide range of commercial and contractor uses
- Fenced property offering security and operational privacy
- Zoned C-2 allowing a wide range of commercial and contractor uses

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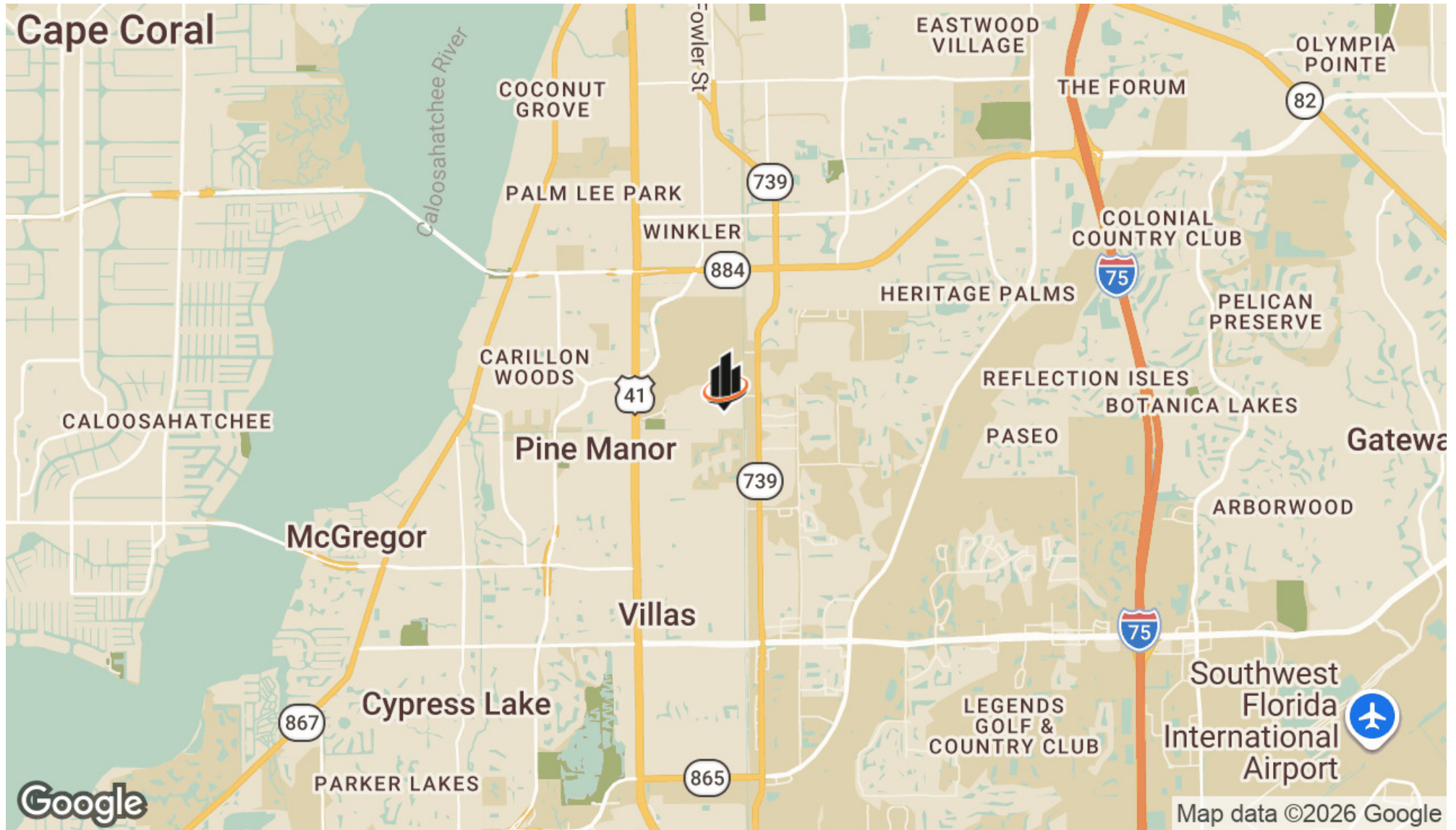
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LOCATION MAP



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AERIAL MAP



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