

Sale

1.38 Acres Commercial Corner Site with rear access alley

924-938 Skyline Blvd Cape Coral, FL 33991



OFFERING SUMMARY

Sale Price:	\$475,000 at \$7.92/Sf
Lot Size:	1.38 Acres
Price / Acre:	\$344,203
Zoning:	C-Commercial, FLU CP-Commercial Professional

PROPERTY OVERVIEW

This 1.38± (with option 2.53) acres is commercial corner lot assemblage of 12 lots offers 480' (with option 880') of prime frontage along Skyline Boulevard and 125' on SW 10th Street, with 23,000 AADT for maximum visibility. The northerly 1.15 acres lot is also for sale at \$350,000. Both packages are Zoned C (Commercial), and Future Land Use CP (Commercial Professional) and are ideally suited for a variety of developments, including retail, fuel/electrical vehicle charge station, office, medical, or mixed-use projects. Strategically located ½ mile south of 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. There is currently \$25,206.00 outstanding Utility Assessment due on this property that the Buyer should assume at closing.

OTHER RESOURCES

www.FredKermani.com

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