



## 3.69± ACRE COMMERCIAL PLANNED DEVELOPMENT OLD 41 | NAPLES | FLORIDA



### PROPERTY DESCRIPTION

- Location: 15805 Old 41, Naples, Florida 34110
- Parcel No: 00143160001
- Land Size: 3.69± Acre Site (160,736.40± SF)
- Zoning: Currently A (Agricultural) Collier County  
\*\*with CPD (Commercial Planned Development) in Process
- Utilities: All available to Site

**Comments:** This 3.69± Acres with approximately 310 feet of frontage on Old US 41, North Naples, is available for sale. The property is currently in the process of being rezoned to a CPD (Commercial Planned Development) and scheduled to be complete by the end of February 2018. Once approved, the site will have C-3 permitted uses, including but not limited to the following uses: Professional Offices, General Retail with (GRC zoning), Bank, Church, Automotive Services, Gasoline Service Station, Child Care Services, Drug Stores, Health Services (office and clinic), Veterinary Services or Mixed Commercial/Residential. The property has easy access to US 41 and all major corridors.

**SALE PRICE \$695,000.00 (\$4.32 PSF)**

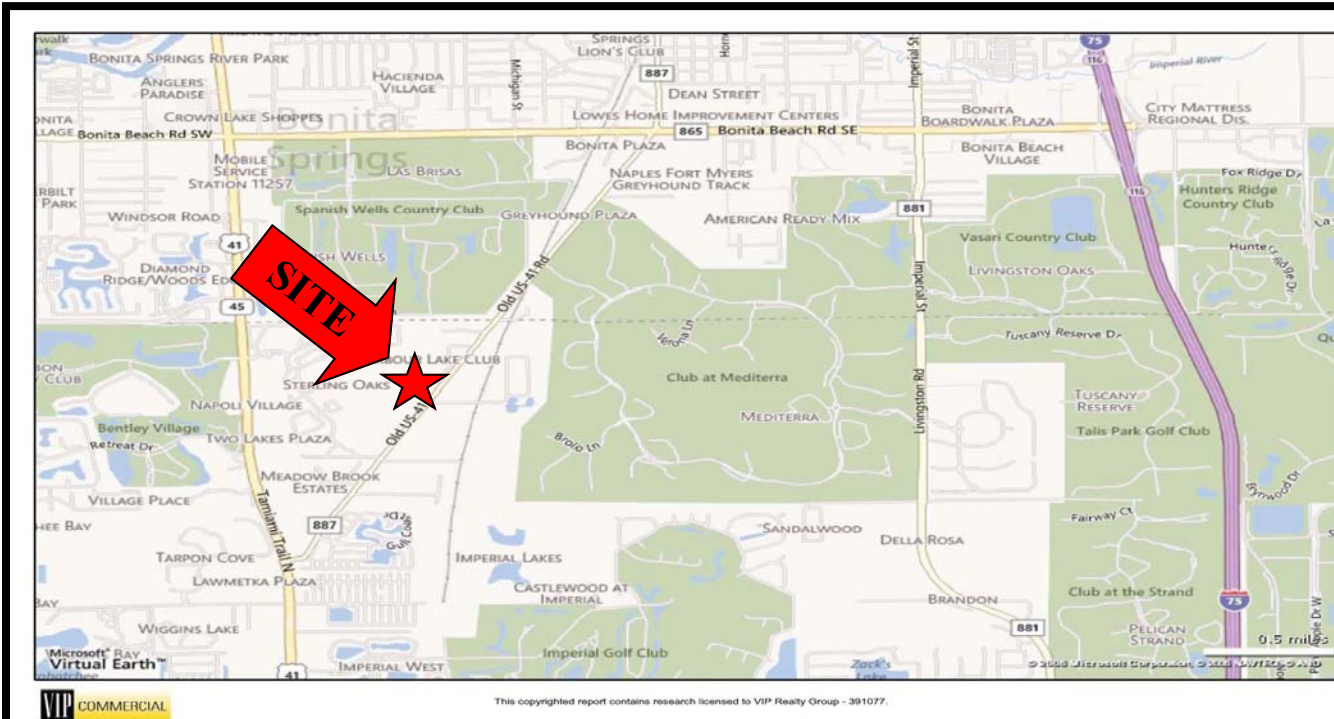
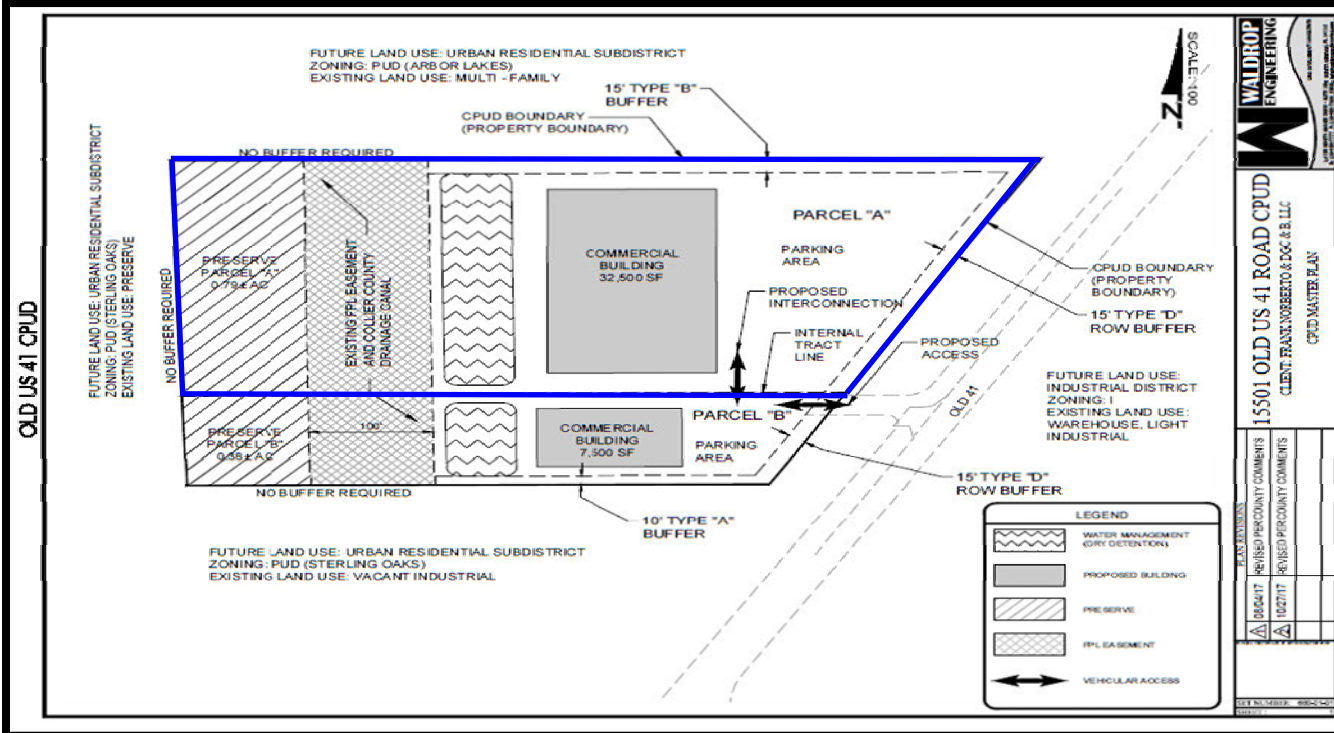


# COMMERCIAL

**For More Information Contact:**  
**Mark L. Morris, Advisor**  
 (239) 671-2266  
 MMorris@viprealty.com  
[www.vipcommercial.com](http://www.vipcommercial.com)



## 3.69± ACRE COMMERCIAL PLANNED DEVELOPMENT OLD 41 | NAPLES | FLORIDA



**VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907**  
**Phone 239.489.3303**