



COMMERCIAL

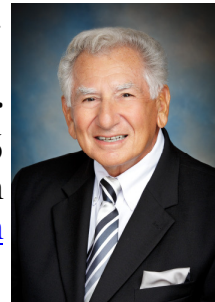
For More Information Contact:

Jim Tatooles, Advisor

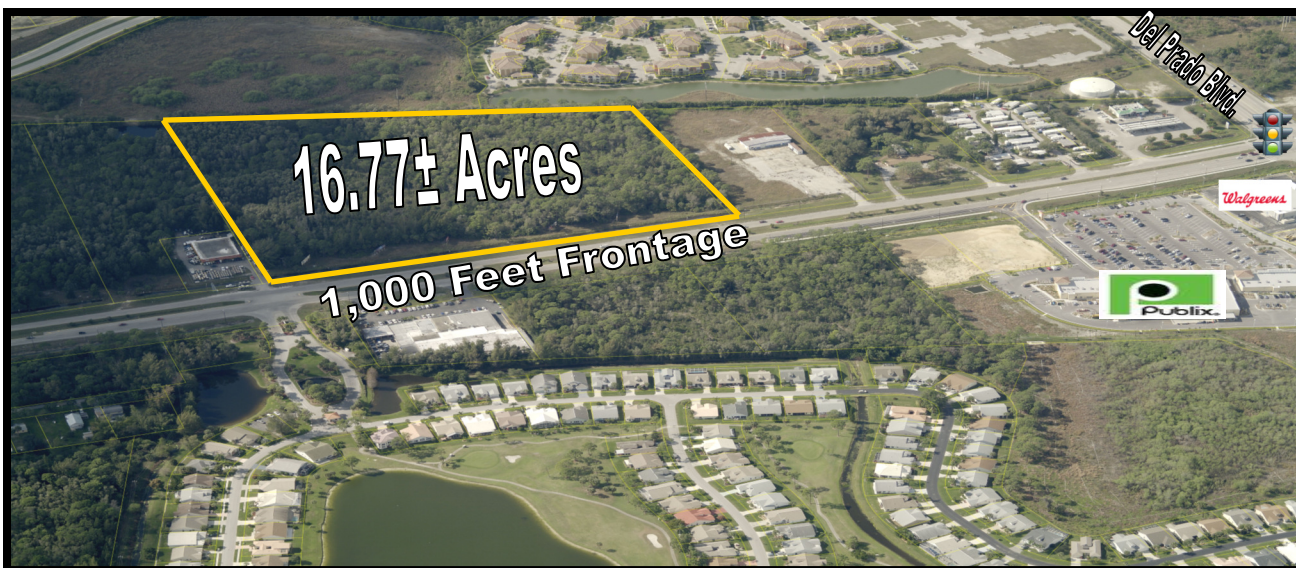
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16.77± ACRE SITE | IDEAL AFFORDABLE HOUSING LOCATION NORTH TAMIAMI TRAIL | NORTH FORT MYERS



\$2,849,160 (\$3.90 PSF)

PROPERTY DESCRIPTION

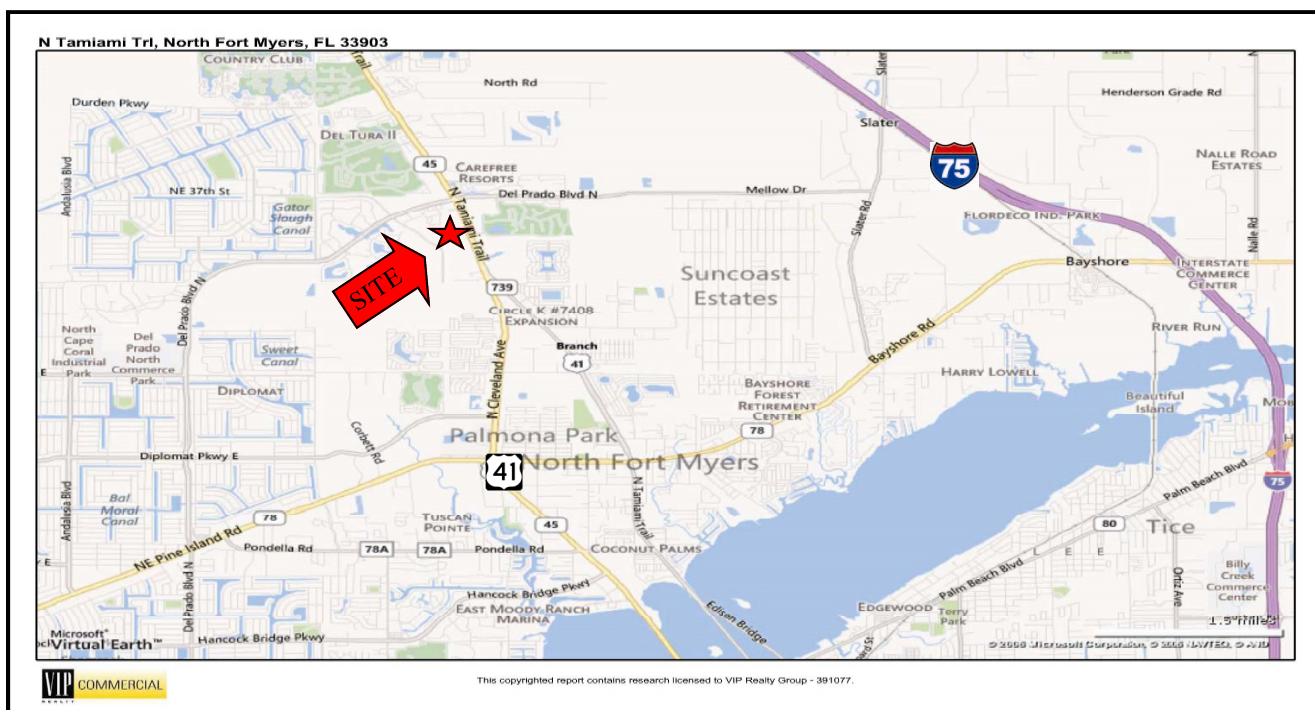
- Location: 17701 North Tamiami Trail, North Fort Myers, FL 33903
- S.T.R.A.P. # 22-43-24-01-00001.0160
- Land Size: 16.77± Acres (730,554± SF)
 - 5.87± Acres CG (Commercial General)
 - 10.9± Acres IL (Light Industrial)
- Zoning: CG (Commercial General) & IL (Light Industrial)
- Future Land Use: Suburban, which allows 6 units per acre.
- Utilities: Water at Site, Sewer Available.
- Frontage: 1,000± Feet

Comments: This parcel, located on the west side of Tamiami Trail, south of Del Prado, is ideally located to complement the nearby development of the new Publix and Walgreens at the SE Corner. North Fort Myers is rapidly recovering with new development on the north side of the Caloosahatchee River spurring new growth.

VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
239.489.3303 | www.vipcommercial.com



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