



COMMERCIAL

For More Information Contact:

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1-2.13± ACRE COMMERCIAL DEVELOPMENT SITE SKYLINE BLVD. | CAPE CORAL, FL



PROPERTY DESCRIPTION

- **Location:** 1616, 1620, 1624, 1628, 1634 Skyline Blvd.
& 1615, 1619, 1623, 1627, 1631 SW 8th Place, Cape Coral, FL 33991
- **STRAP. #'s**
27-44-23-C2-04427.0280; 27-44-23-C2-04427.0300; 27-44-23-C2-04427.0440; 27-44-23-C2-04427.0460;
27-44-23-C2-04427.0480; 27-44-23-C2-04427.0500; 27-44-23-C2-04427.0520; 27-44-23-C2-04427.0260;
27-44-23-C2-04427.0240; 27-44-23-C2-04427.0220
- **Land Size:** 2.13± Acres (92,799± SF) Potential to Divide
- **Zoned:** C-1 (Pedestrian Commercial District) City of Cape Coral
- **Utilities:** All Available to the Site

Comments: This 2.13± acre site has 365± feet of frontage along Skyline Blvd. and is located just south of Trafalgar Parkway in Cape Coral. The site is clear to grade and driveway access is already in place with multiple access points. The property is located within 2 miles of 3 Elementary Schools and 2 Middle Schools and has a growing residential demographic of over 60,000 Households within 5 miles. The C-1 zoning offers an extensive list of potential uses include the following: Hobby, Toy, Game Shop or Arcade, Printing Services, Specialty Retail Shops, Personal Services such as Hair Salon or Spa, Pet Shop or Services, Professional Office & Health Care Facilities, Drug Store or Pharmacy, Child Educational Development, Childcare (Preschool - Kindergarten), Adult Day Care, Religious, Florist, Packing Stores, Enclosed Self - Storage (with Special Exception), Automotive Service & Repair, and all Restaurant types including Drive-Thru's.

SALE PRICE REDUCED! \$650,000 (\$7.00 PSF)

VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
239.489.3303



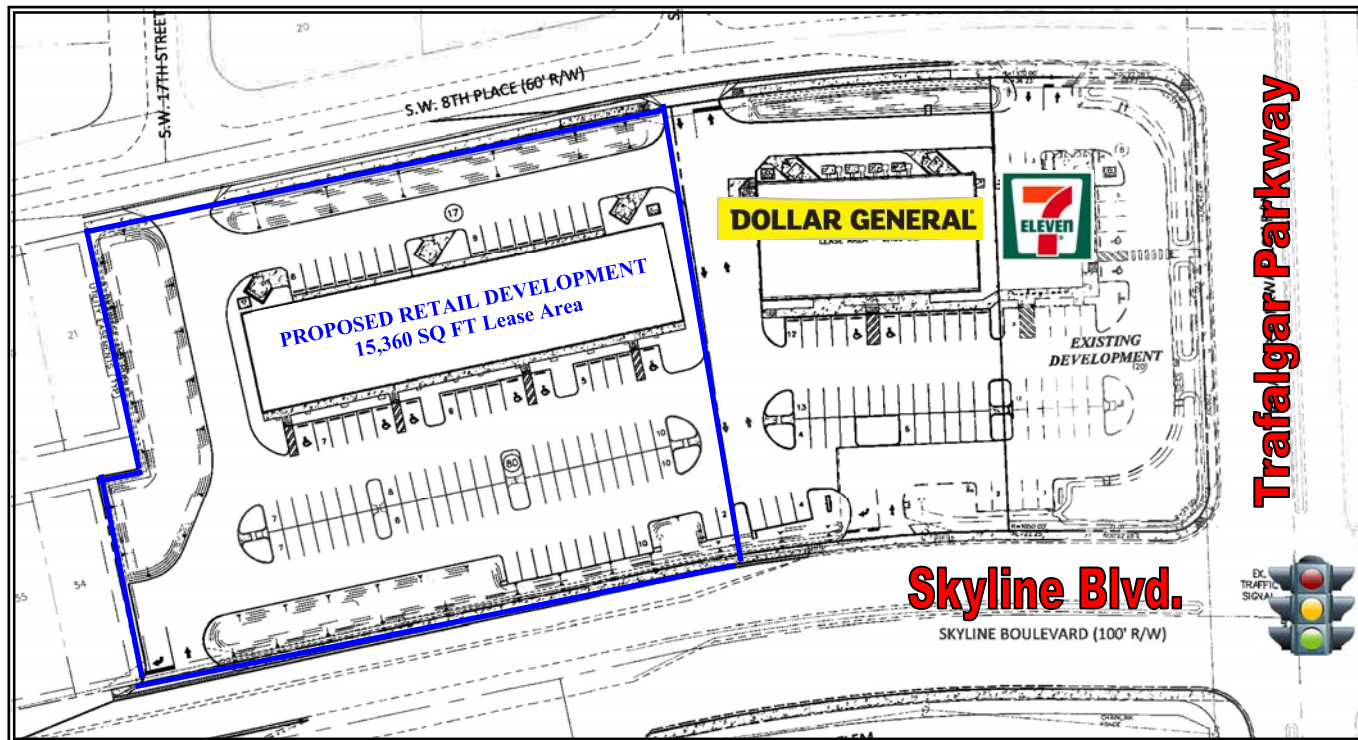
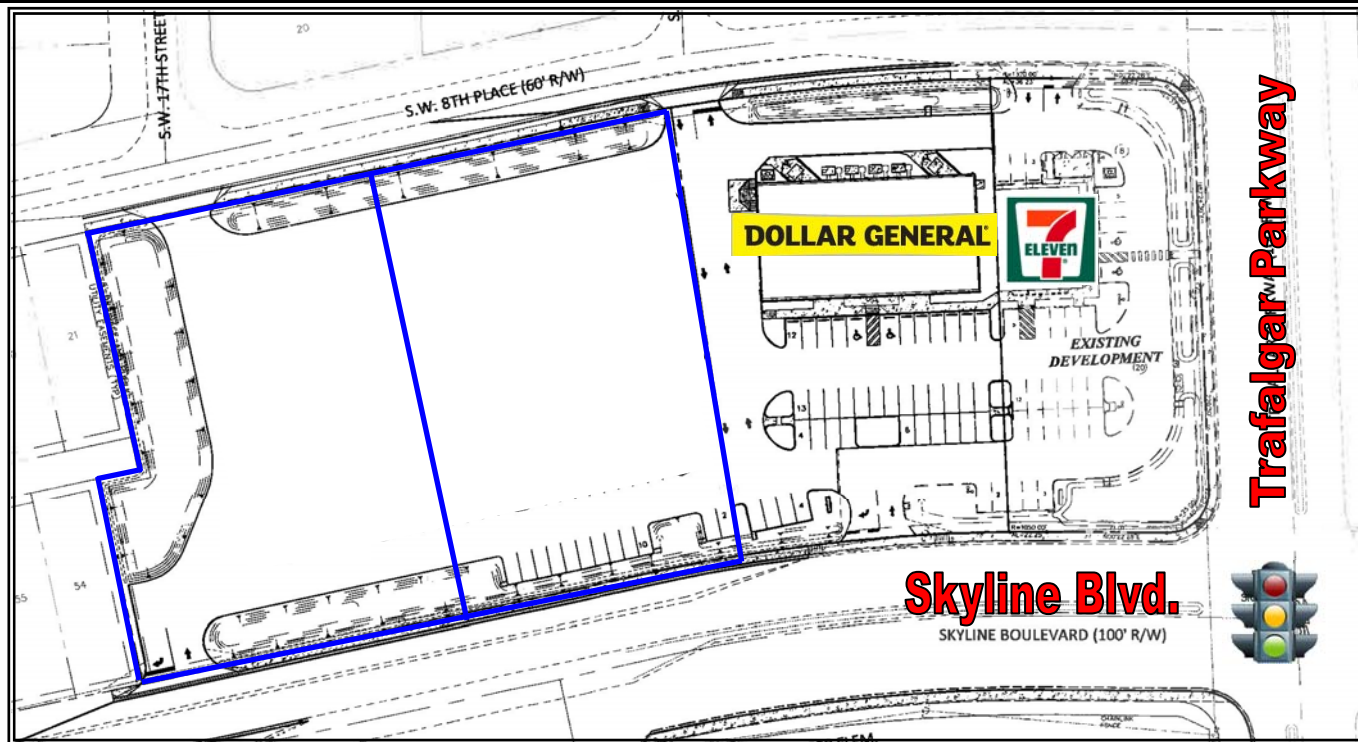
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