



COMMERCIAL

For More Information Contact:

Lisa Farrell-Sands

Broker & Commercial Advisor

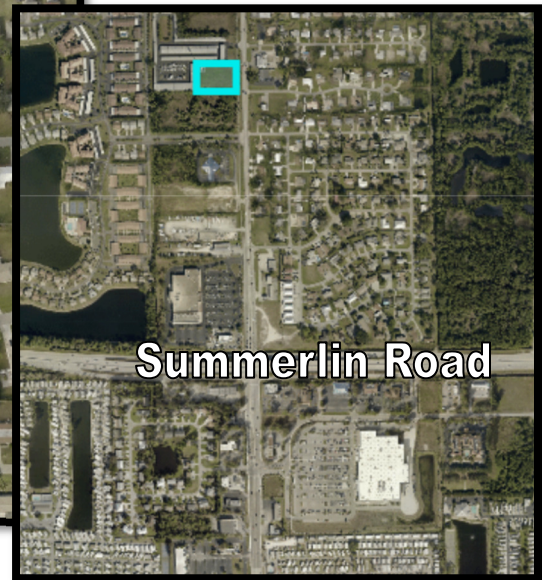
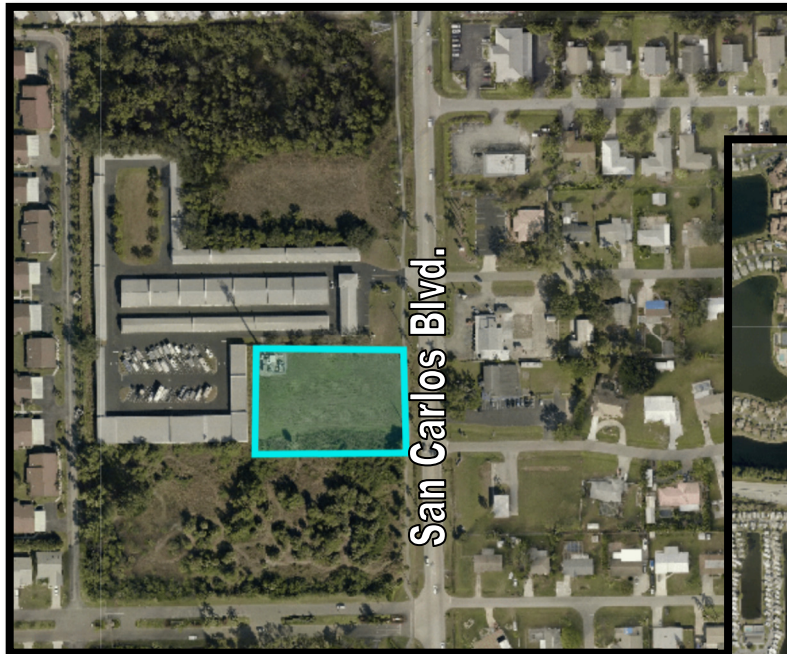
(239) 470-5582

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FOR SALE | 1.32± ACRE COMMERCIAL SITE | SAN CARLOS BLVD. JUST MINUTES FROM FORT MYERS BEACH & SANIBEL ISLAND



PROPERTY DESCRIPTION

- Location: 16700 San Carlos Blvd.
Fort Myers, FL 33908
- S.T.R.A.P. #: 06-46-24-00-00007.0180
- Total Gross Land Size: 1.32± Acres (*Includes Permanent Cell Tower Easement)
- Total Net Land Size: 1.25± Acres
- Zoning: C1-A (Commercial) within Lee County
- Utilities: All Available to the Site

Comments: Zoned C1-A, this 200' x 288' lot is cleared and ready for development. Located on San Carlos Blvd., just north of Summerlin Road and just minutes from Fort Myers and Sanibel Island. Per the FDOT, the Annual Average Daily Traffic Count in 2017 was 16,700 cars per day. The property is subject to easements and restrictions and currently has an easement in place for a Cell Tower. *The Cell Tower Lease is not included in the price of the sale, and is not available for sale and is owned by the adjoining property owner.

SALE PRICE: \$450,000 (*\$8.26 PSF)
***Based On Net Land Size**

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



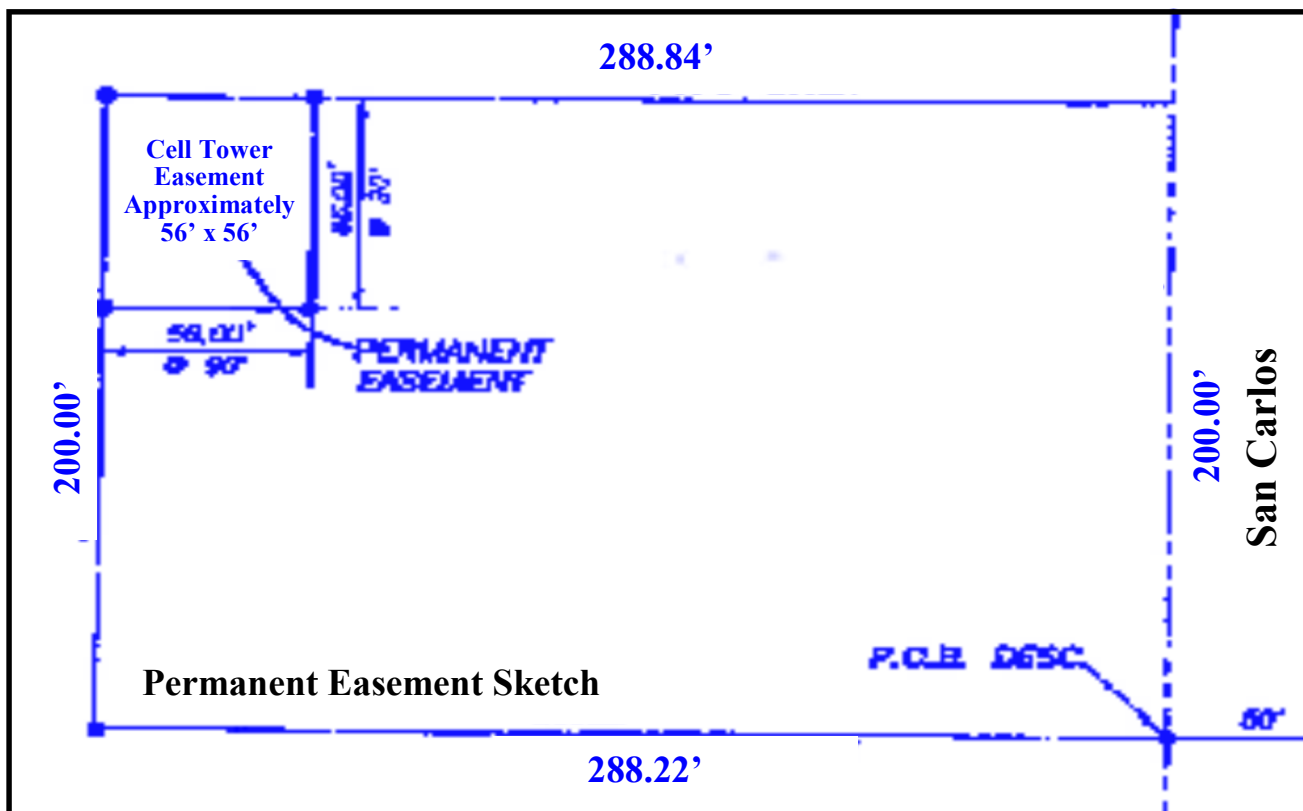
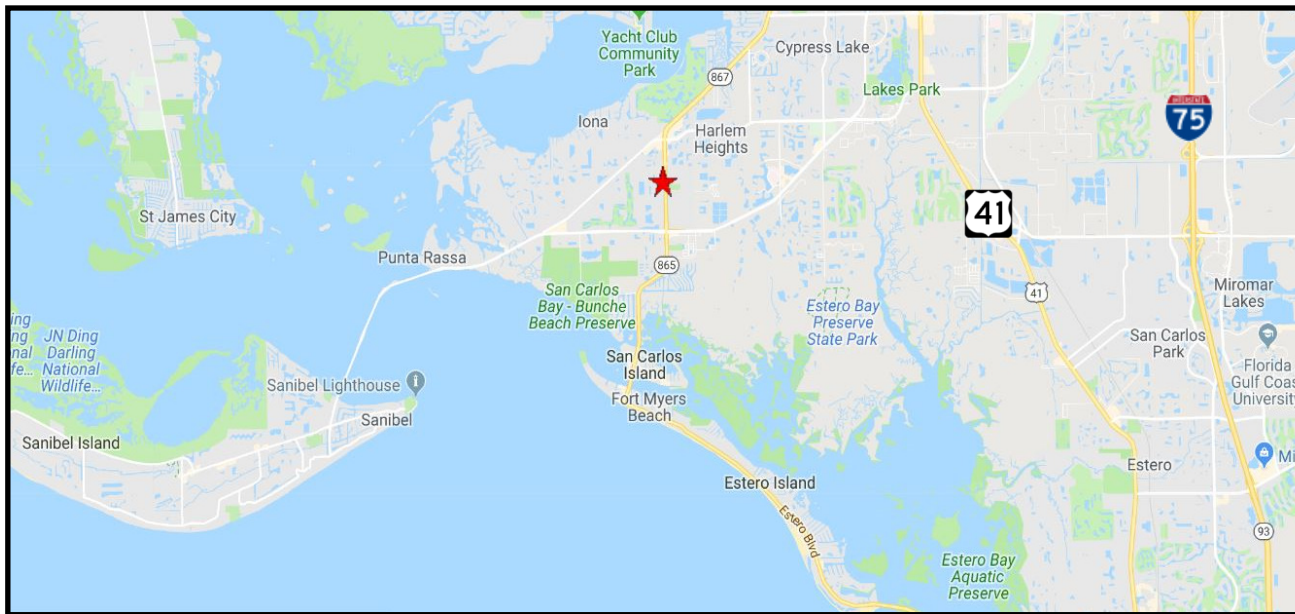
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