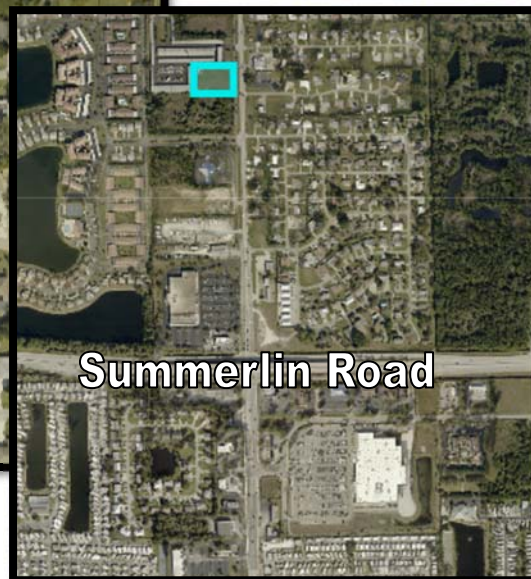




**FOR SALE | 1.32± ACRE COMMERCIAL SITE | SAN CARLOS BLVD.
JUST MINUTES FROM FORT MYERS BEACH & SANIBEL ISLAND**



PROPERTY DESCRIPTION

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

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 2021 was 15,100 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: \$575,000 (*\$10.56 PSF)



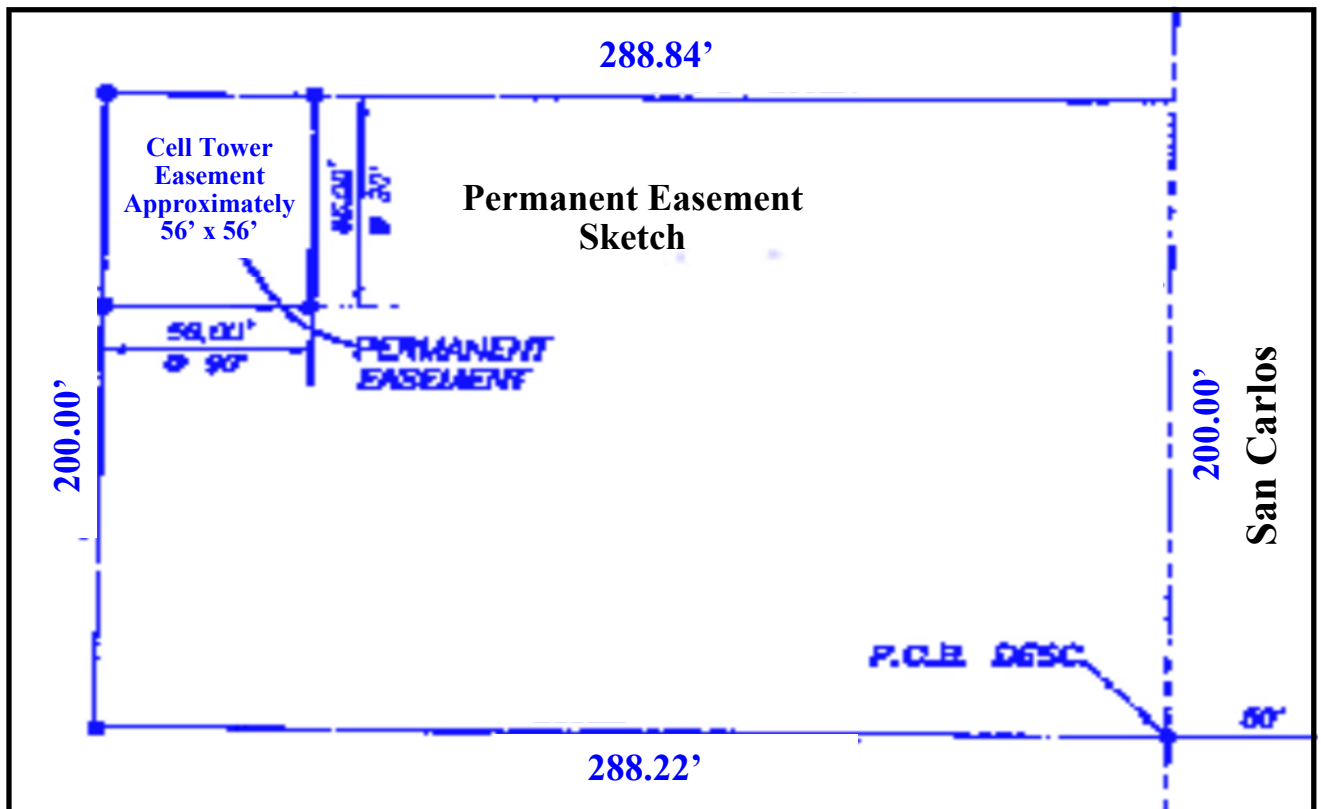
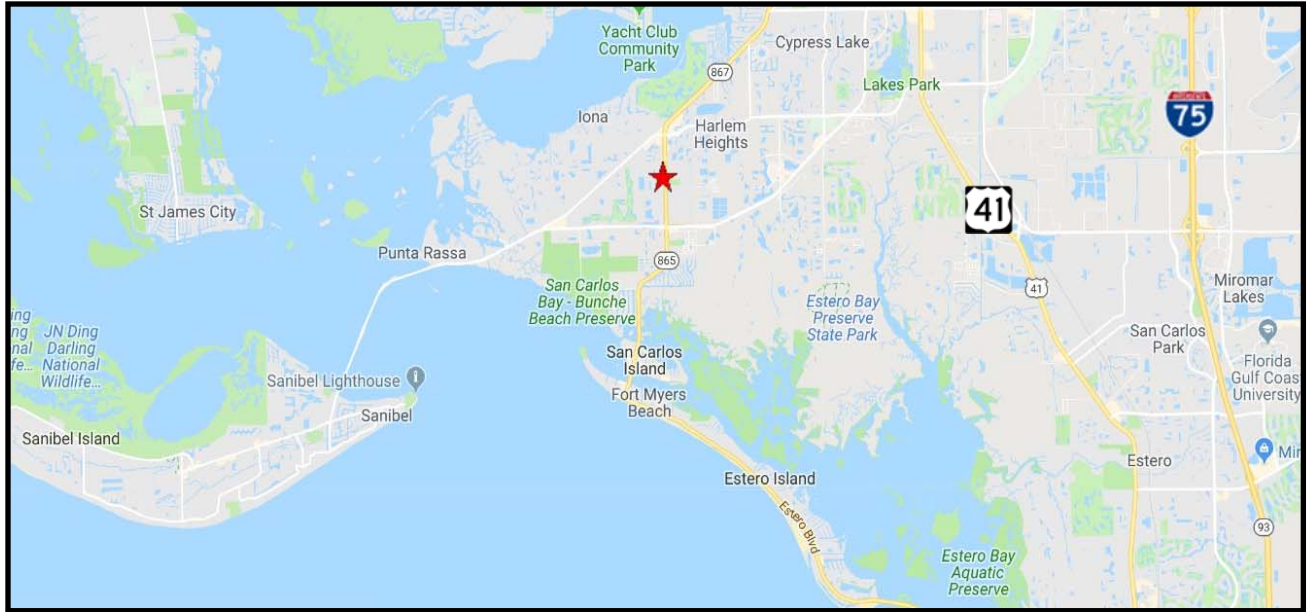
COMMERCIAL

For More Information Contact:

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(239) 470-5582
LSands@viprealty.com
vipcommercial.com



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VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
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This is not intended to solicit property already listed. All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy and is subject to errors, omissions, withdrawal, changes or other conditions without notice.