



**FOR SALE | 2.79± ACRE PERMIT READY COMMERCIAL SITE
(4) 5,000± SF OFFICE / WAREHOUSE BUILDINGS**



PROPERTY DESCRIPTION

- Location: 1381 Betmar Blvd. North Fort Myers, FL 33903
- S.T.R.A.P.#: 03-44-24-00-00002.0000
- Land Size: 2.79± Acres (121,620± SF)
- Dimensions: 168' x 629' (Approximately)
- Zoning: CC (Community Commercial) Lee County
Various Allowable Uses

Automotive Repair & Service Group I	Boat Parts Sales & Rentals
Contractors & Builders Group I & II	Car Wash
Day Care	Health Care Facility Group III
Lawn & Garden Supply Store	Medical Office
Personal Services Groups I, II, III & IV	Storage Indoor & Outdoor

Comments: This 2.79± acre site is ready for development. The property is rectangular in shape and is zoned Community Commercial with many allowable uses. The current owner has permit ready plans available for (4) 5,000± SF office/warehouse buildings available for use. The property is conveniently located just off US41/North Tamiami Trail, one half mile north of Pondella Road and just south of Evergreen Road with easy access onto Betmar Blvd. from both North and South US41.

SALE PRICE: \$1,200,000



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