



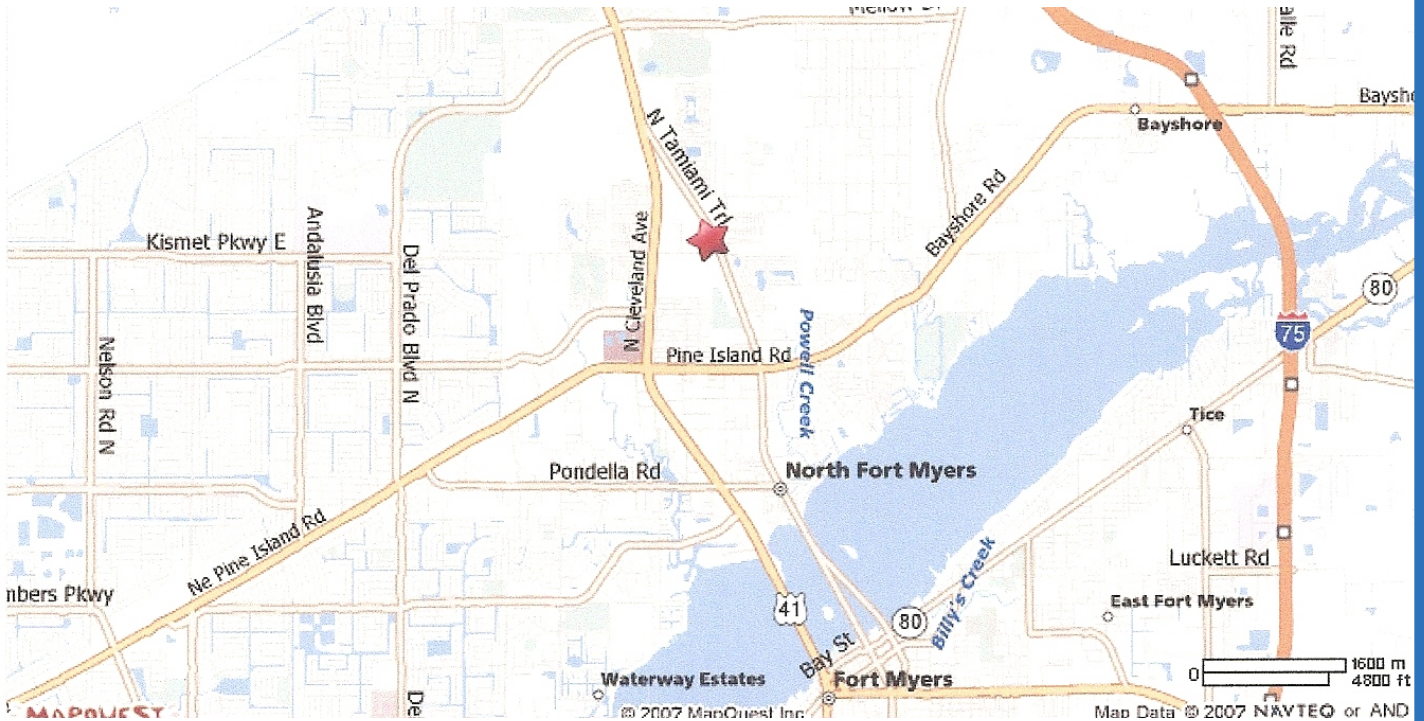
Developers • Brokers • Investment Consultants

Web Site: www.rarco.com • Email: rarco@msn.com

6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



OLD US-41 SITE 40,000+ SQUARE FEET 305' OF FRONTAGE OLD US-41 SITE



Located on Old US-41 in North Fort Myers, this site would be a great location for any type of retail or office use. Easy access to all points of the county, the site has a large population within two miles. The site sits as an outparcel to a brand new modern storage facility.



Information Last Updated 12/19/2023

The information herein is believed to be true and correct but is not warranted by the Broker.

This offering is subject to prior sale, price change or withdrawal without notice.



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OLD US-41 SITE Project Information

OWNERSHIP:

Name:
Phone: 239-939-0033
Address:
Address:
City:
State:
ZIP:
Comments:

Sanitary Sewer: Yes
Line Size:
Capacity: Yes
Gravity:
Franchise Dist.: North Fort Myers Utilities

PROPERTY DESCRIPTION:

STRAP #:26-43-24-00-00048.0030
Legal:
Size in Acres: .91+
Size in Sq. Ft.: 40032
Frontage: 305'
Average Depth: 150'
Natural Elevation:
Finish Floor El:
Flood Zone:
Map Number:
Soil Class:
Comments:

PRIMARY ACCESS: US-41

Primary Access:
Number of Lanes: 4
Right of Way: 200'
Road Ownership:
Class:
Service Level: B
Traffic Count:
Date:
Growth Rate:

LISTING DATA:

Offering Price: \$105,000

LAND USE INFORMATION:

Zoning: AG-2

YOUR PERSONAL NOTES:

Land Use Category: Central Urban

TAX INFORMATION:

STRAP Number: 26-43-24-00-00048.0030
STRAP Number:
Assessed Value: ,2033900
Date Assessed: 2016

Current Yr. Taxes: \$ 361

UTILITIES:

Water: Yes
Line Size: 12"
Capacity: Yes
Dist. to Hydrant:

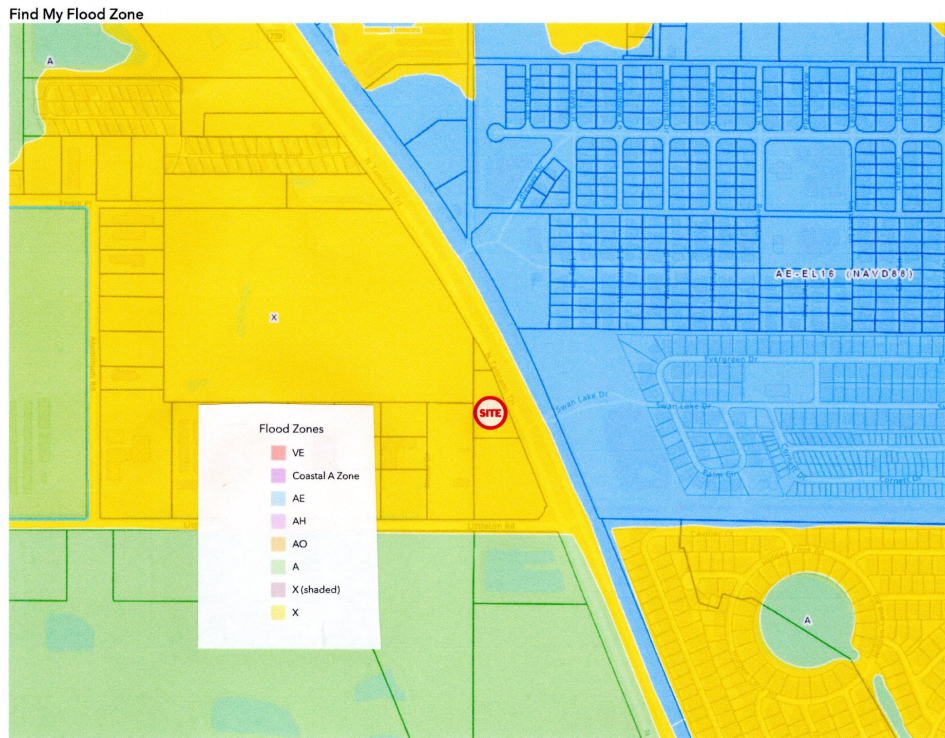
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