



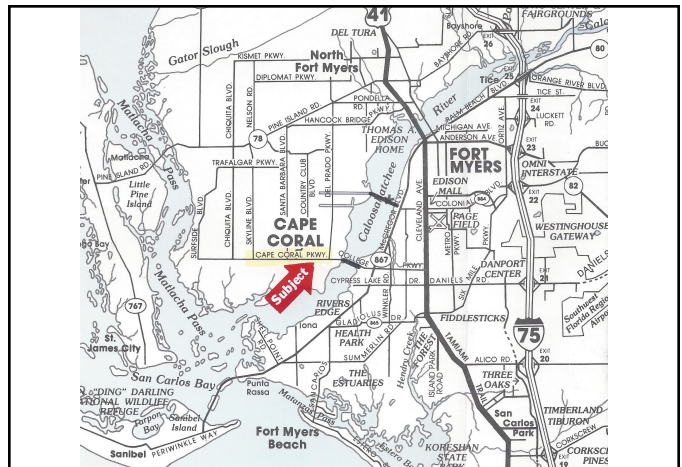
SOLD

Cape Coral Florida South District SC Downtown Heavy Commercial Zoning Ready to Build Site

Winn Dixie Center Out-parcel



Located in the SC zoned down town development district, this commercially zoned site allows all types of office and retail uses. Doctor offices, retail shops, restaurants service industries, etc. The lot size of over 27,300 sq. ft. and located in one of the most intensely developed areas in Cape Coral allows very high lot coverage ratios. Great access and just five minutes across the river to central Fort Myers area.



Information Last Updated 07/26/2022

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.



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)



Cape Coral Miramar 27,000 Sq. Ft. Project Information

OWNERSHIP: Woodridge Properties, LLC

Right of Way: 65'
Road Ownership: Cape Coral
Class: B
Service Level: C

PROPERTY DESCRIPTION:

Legal: Block 61 PB 11 Page 79 Lots 20- 26
Size in Acres: .62
Size in Sq. Ft.: 27,228
Frontage: 338"
Average Depth: 133'
Natural Elevation:
Finish Floor El: 7'
Flood Zone: A
Map Number: Community 125095 - Panel 0415
Comments:

SECONDARY ACCESS:

Secondary Access: Miramar Street
Number of Lanes: 2
Right of Way: 50'
Road Ownership:

LAND USE INFORMATION:

Zoning: SC Downtown District
Land Use Category: DM

LISTING DATA:

Offering Date:
Offering Price: \$265,000
Price Per Acre:
Price Per Front Foot:
Price Per Square Foot: \$9.82
Terms: Cash
Comments:

TAX INFORMATION:

STRAP Number: 18-45-24-c1-00061.0200, .0210 & .0230
Folio Number: 10204154, 10204153 & 10204155
Current Yr. Taxes:
Spcl. Assessments:
Spec. Assessments:

YOUR PERSONAL NOTES:

UTILITIES:

Water: Yes
Capacity: Yes
Dist. to Hydrant:
Sanitary Sewer: Yes
Line Size:
Capacity: Yes
Gravity:
Franchise Dist.: Cape Coral
Power Company: FP&L
Fire District: Cape Coral
Comments:

PRIMARY ACCESS:

Primary Access: Vincennes St.
Number of Lanes: 2

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