



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)

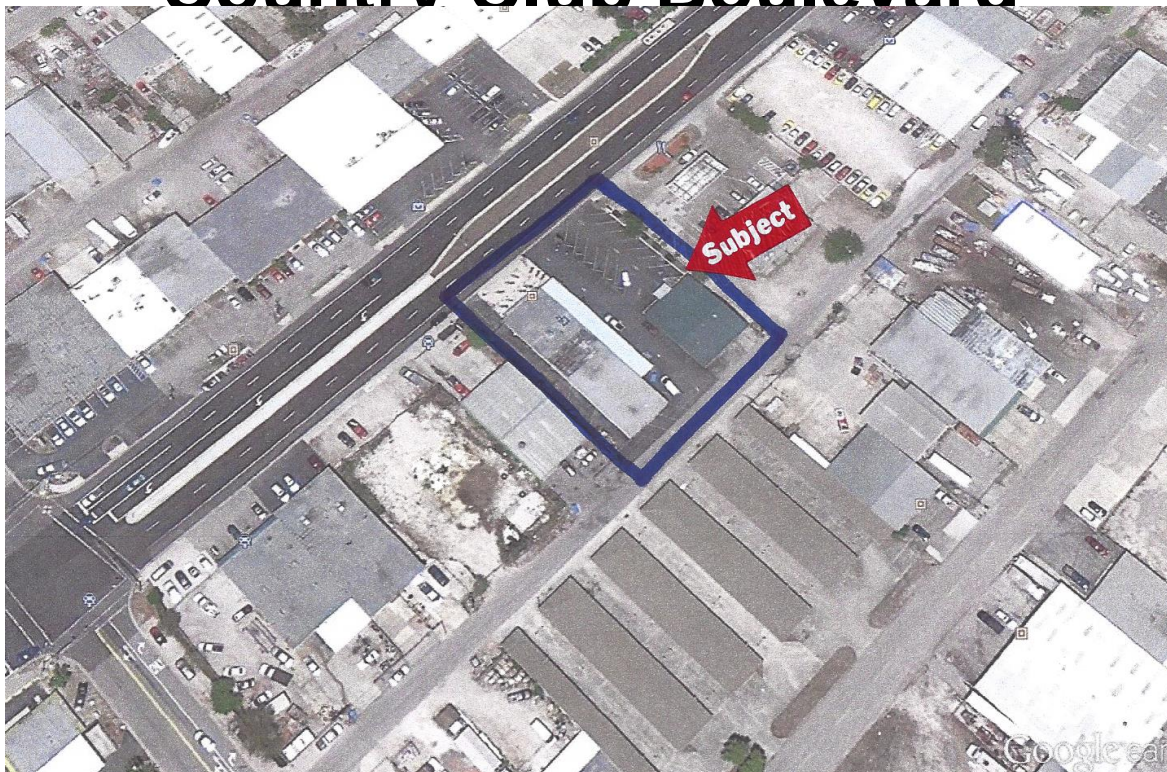


SOLD

Cape Coral Industrial

Two Buildings 9172 Square Feet

Country Club Boulevard



Located in the heart of the Cape Coral Business District, this site has a large list of permitted uses. Zoned Industrial, the site allows uses such as truck, boat and auto repair and parts, contractor, builder supply, landscaping, restaurants, cocktail lounge, gas stations, animal shelters, laundry, furniture sales, printing, dry cleaning, and many more. Building 939 has its own pylon sign which is lighted.



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.



RARCO
INVESTMENT PROPERTIES

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Cape Coral Industrial Project Information

OWNERSHIP:

Name: CJ Investment Services, Ltd
Phone: 239-939-0033
Address: 939 & 941 Country Club Blvd.
Address:
City: Cape Coral
State: FL
ZIP: 33990
Comments:

Assessed Value: \$412,426

Date Assessed: April 2013

Millage Rate:

Millage Code:

Current Yr. Taxes: \$8,622

Spcl. Assessments:

Spec. Assessments:

PROPERTY DESCRIPTION:

Legal: 19-44-24-c1-00777.0090
Legal: Lot 7&8 Block 777, Cape Coral Unit 22, as
recorded in Plat Book 14 Page 1 of the Lee County
Records
Size in Acres: .60
Size in Sq. Ft.: 26,250
Frontage: 150'
Average Depth: 190'
Natural Elevation:
Finish Floor El:
Flood Zone: B
Map Number: 0265
Soil Class:
Comments:

UTILITIES:

Water:

Line Size:

Capacity:

Dist. to Hydrant:

Sanitary Sewer:

Line Size:

Capacity:

Gravity:

Franchise Dist.:

Power Company: LCEC

Fire District: Cape Coral

Drainage District: N/A

Comments:

LAND USE INFORMATION:

Zoning: I-1
Ordinance #:
Prelim. Dev. Ord.:
Expir. Date:
Final Dev. Ord.:
Expir. Date:
Land Use Category: Industrial
Spcl. Ordinances:
Zoning Comments:
Zoning Comments:
Comm/Council Dist.:
Who's District:

PRIMARY ACCESS:

Primary Access: Country Club Blvd.
Number of Lanes: 4
Right of Way: 100'
Road Ownership: City
Class: Arterial
Service Level: D
Traffic Count: Not Counted
Date:
Growth Rate:

SECONDARY ACCESS:

Secondary Access: Rear Aley
Number of Lanes: 2
Right of Way:
Road Ownership: Public
Class:
Service Level: A
Traffic Count:
Date:

TAX INFORMATION:

STRAP Number: 19-44-24-C1-00777.0070
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Direct Access:
Dist. to Median:
Signalized:
Dist. to Inter.:

LISTING DATA:

Offering Date: 7/29/13
Offering Price: \$439,000
Price Per Acre:
Price Per Front Foot:
Price Per Square Foot: 47.80
Terms: Cash
Comments:

YOUR PERSONAL NOTES:

Information Last Updated 07/26/2022

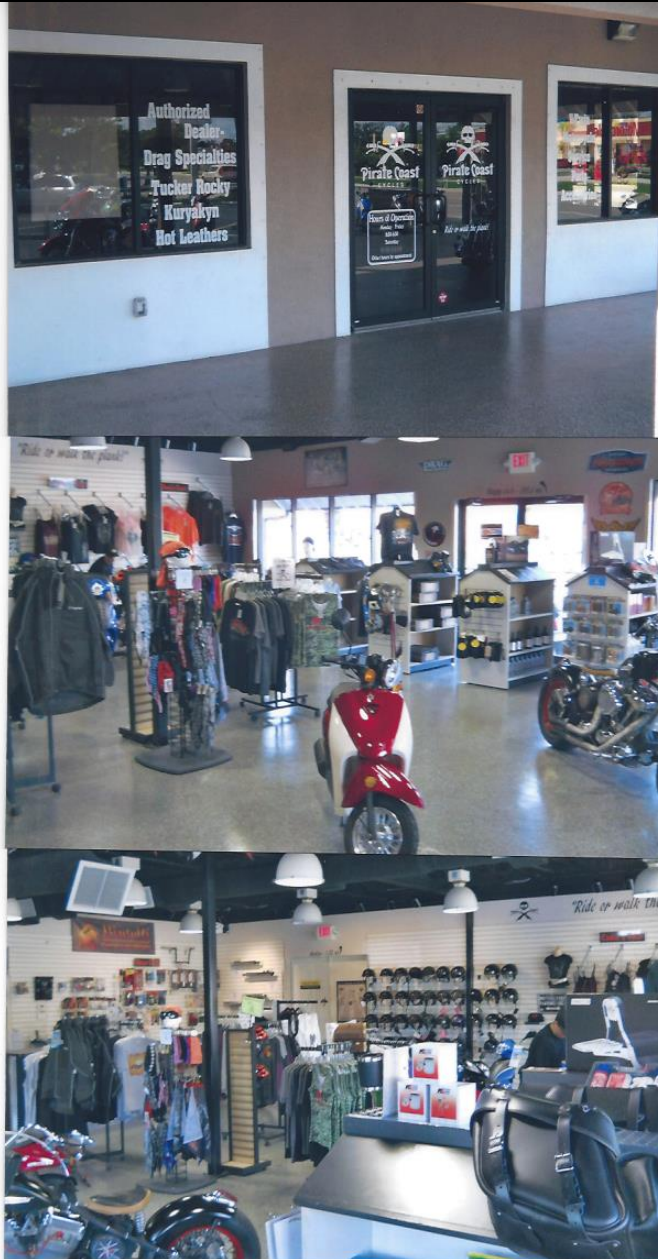
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Cape Coral Industrial Project Information



939 Country Club Building

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